Housing Data in Action: Tools for Advocacy and Preservation



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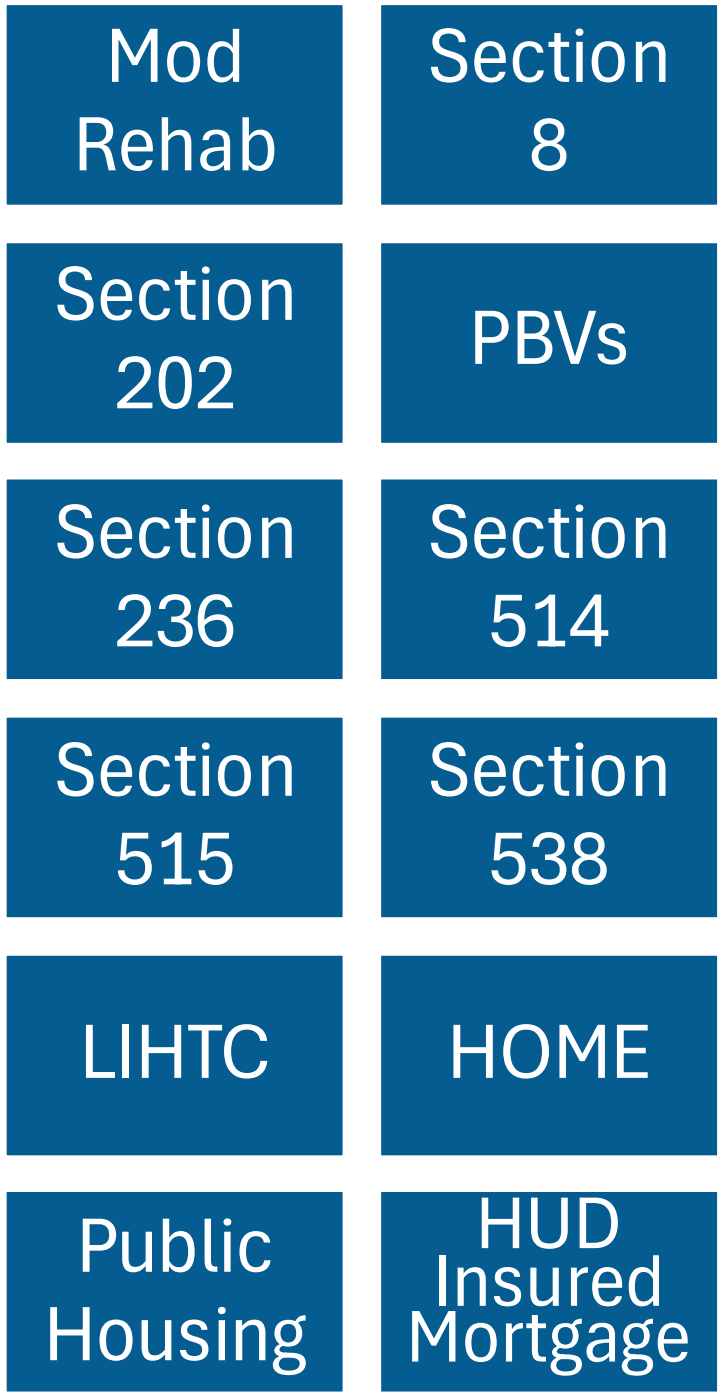
Housing Data in Action: Tools for Advocacy and Preservation

National Housing Preservation Database

Kelly McElwain, MPP
Director, Research

Cate Asp, MSUI, MPP
Research Analyst

PAHRC℠ | NATIONAL LOW INCOME HOUSING COALITION



About the National Housing Preservation Database (NHPD)

- Created in 2012 by PAHRC and NLIHC
- Only nationwide deduplicated database of federally assisted rental properties
  - 80k properties with active affordability restrictions
  - 33k properties with inactive affordability restrictions
- Used by over 16,000 people to understand their affordable housing stock
- Available at www.preservationdatabase.org

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NHPD Use Cases

- Quantify supply of affordable housing
- Identify at-risk properties to inform preservation strategies
- Advocate for the preservation of at-risk properties
- Locate affordable housing options for HCV-holders
- Target properties for preservation
- Identify applicable affordable housing regulations

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Data Included

Property Name

- Property street address
- Geographic characteristics
- Total units
- Property owner and type
- Active/inactive subsidies
- Subsidy end date(s)
- Subsidy start date
- REAC score/date
- Target tenant type
- Occupancy rate
- Bedroom unit mix

Subsidy Name

- Subsidy ID
- Program name
- Manager name and type
- Owner name and type
- Start date
- Expiration date
- Unpaid principal balance
- Rent to FMR ratio
- Subsidy status
- Assisted units

NHPD Resources



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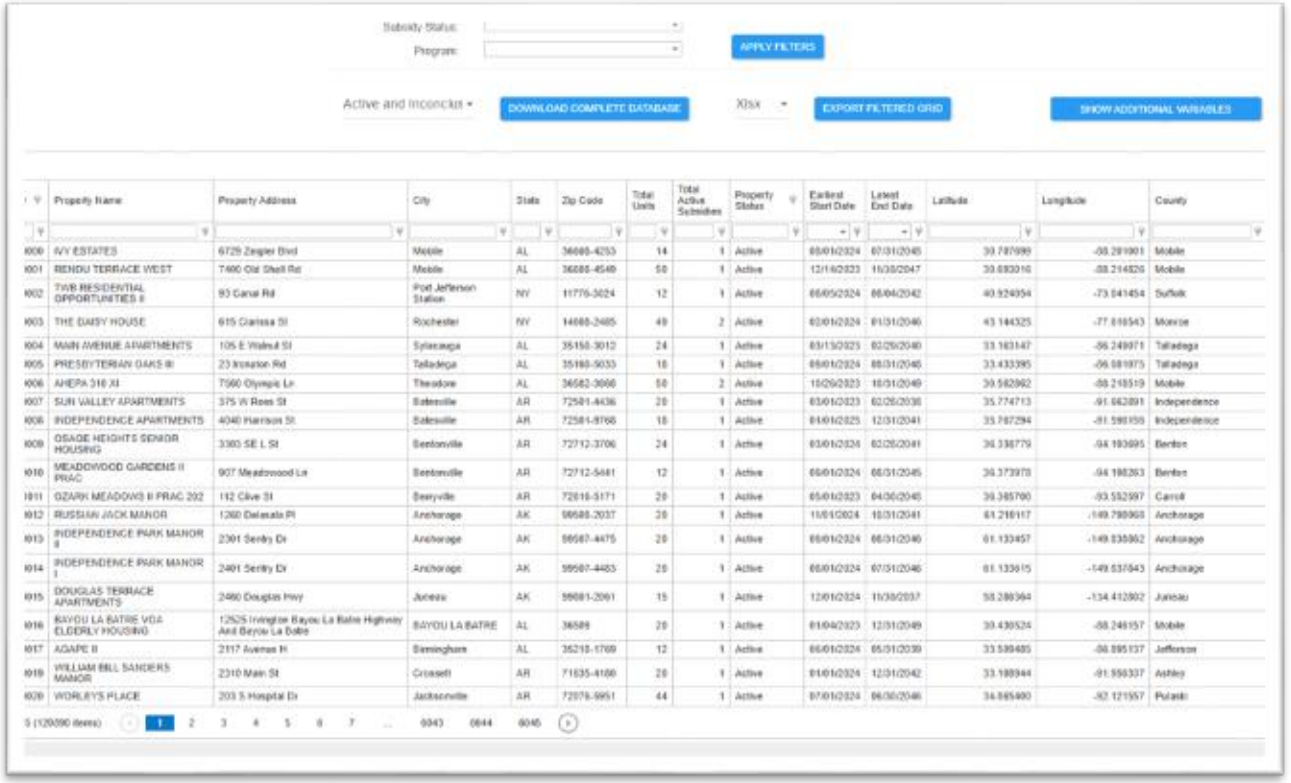
Database

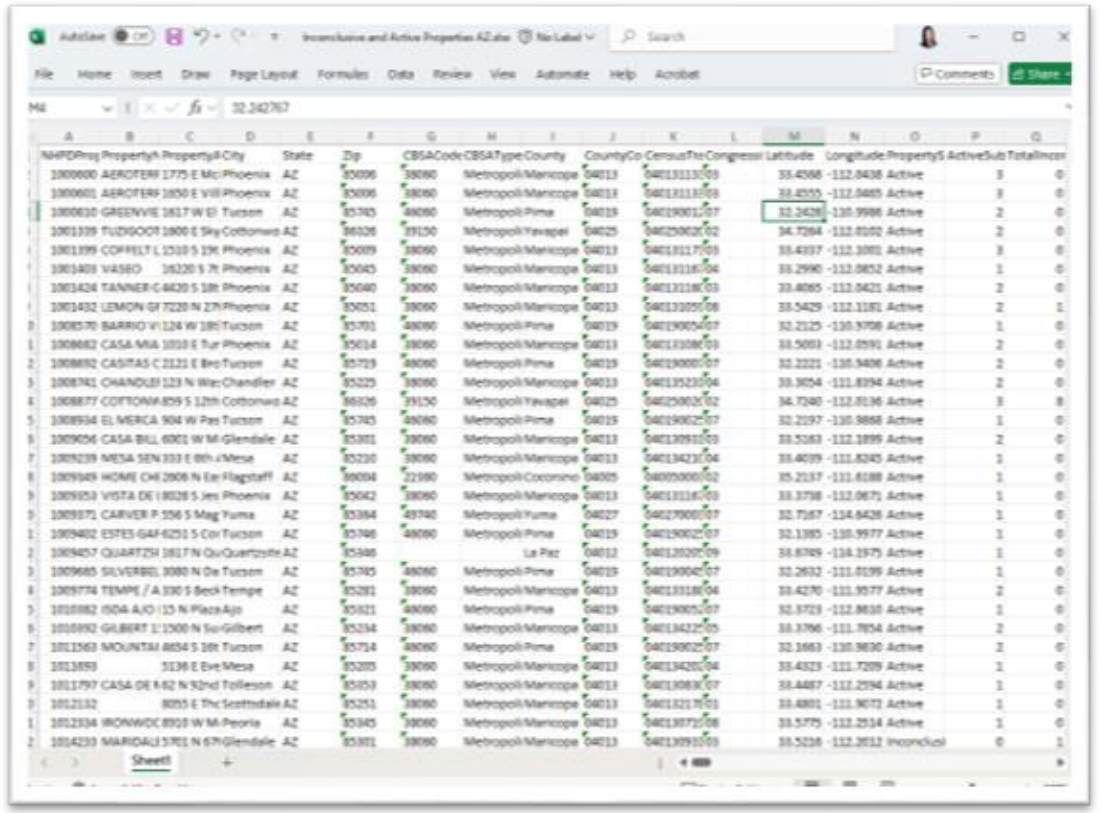
Filtered Grid

EXPORT FILTERED GRID



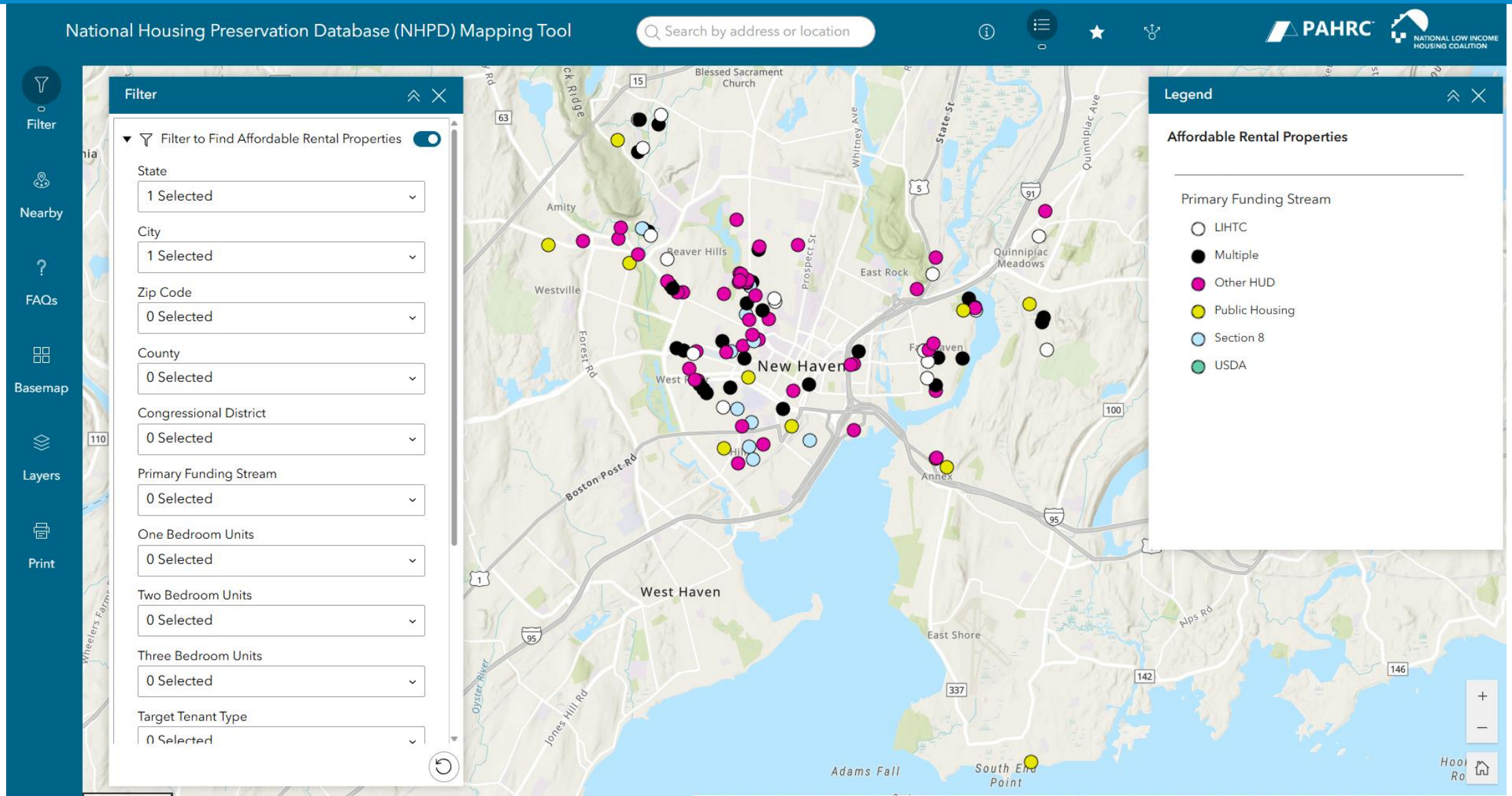
Complete Database

DOWNLOAD COMPLETE DATABASE

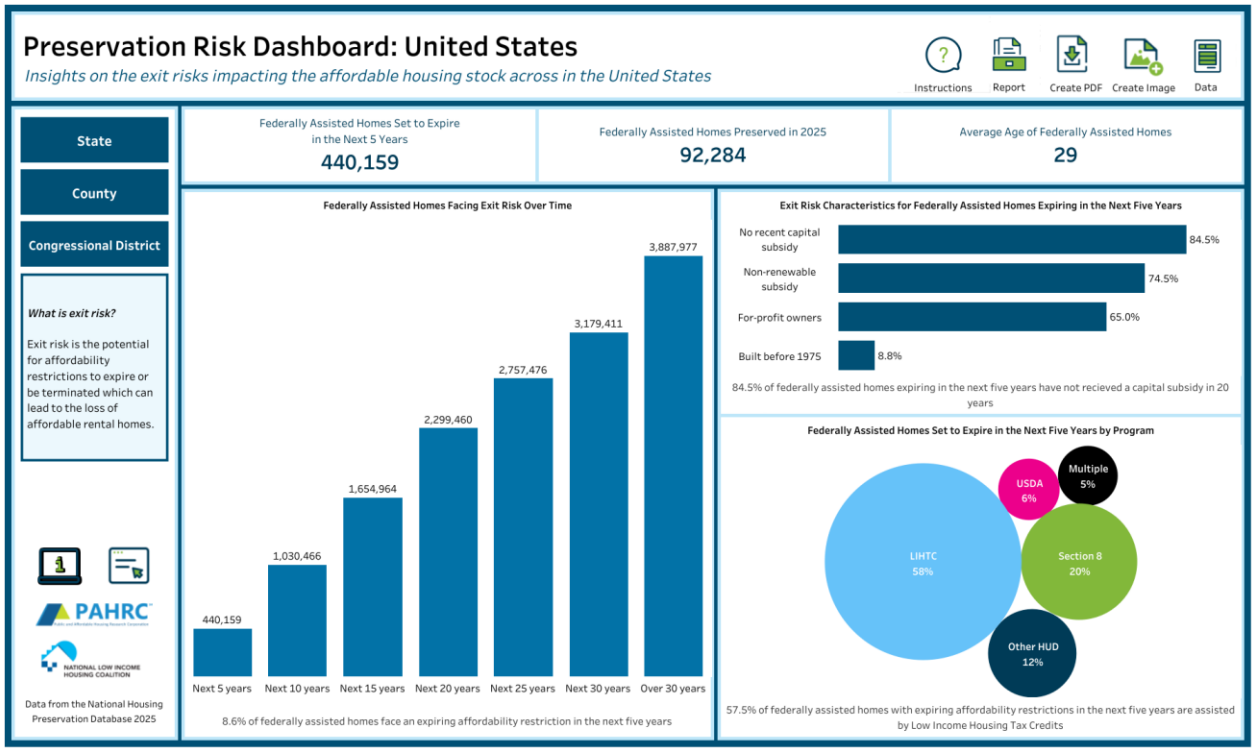


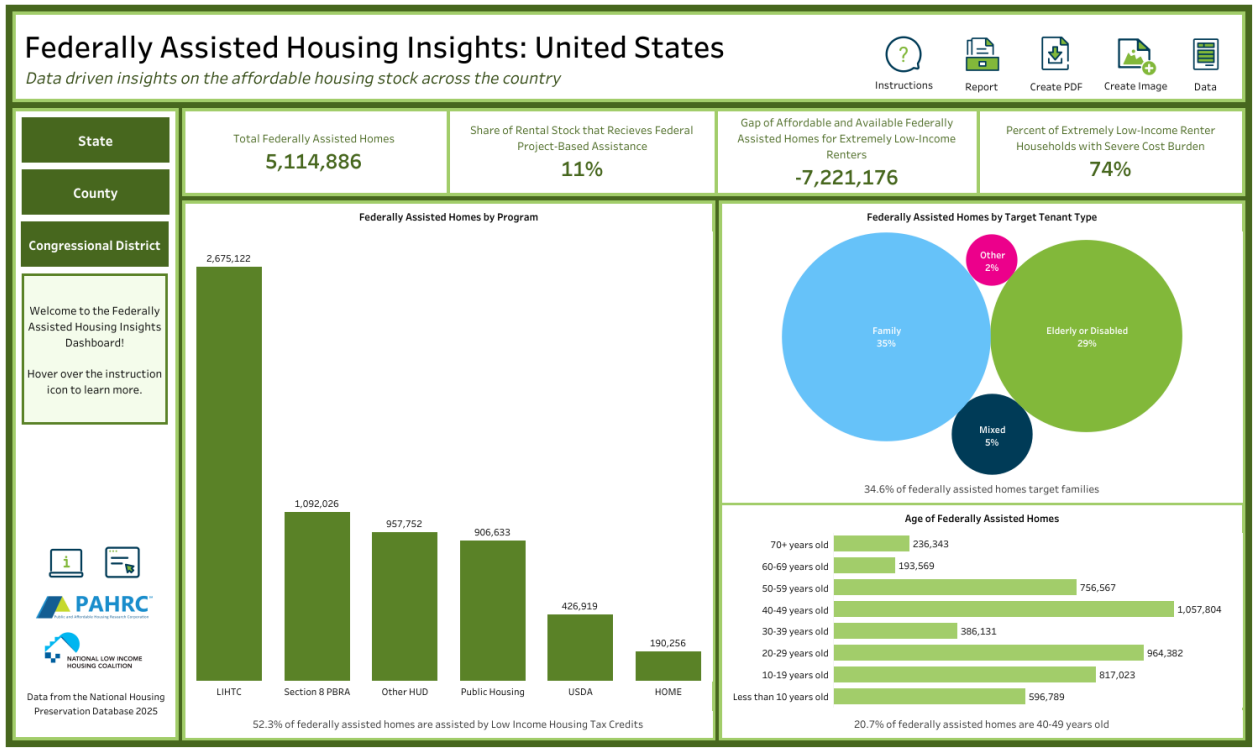
Available at https://nhpd.preservationdatabase.org/Account/Login

Mapping Tool



Dashboards





Access dashboards at https://preservationdatabase.org/preservation-dashboard/

Tips for Using the NHPD



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Locating a Specific Rental Property

Tips:

- Search as many fields as possible: Property name, Address, Street name
- Use keywords (Ex. “Pines” instead of “The Pines”
- Use the mapping tool to view the property footprint
- Google the property if it isn’t in the NHPD

Locating properties may be more difficult if it:

- Is newly built
- Includes multiple building addresses
- Does not receive federally funded project-based rental assistance

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Identify At-Risk Properties

Numerous localities use the NHPD to inform their preservation plans, including:

Montgomery County, MD

Anderson, IN

Norfolk, VA

Falmouth, ME

1. Filter for properties with a **Property Status** equal to active or inconclusive.
2. Set the **Latest End Date** to five years from today and set the filter to "is less than." This will show you properties with subsidies set to expire in the next five years.
3. Filter by **City**, **State**, **Zip Code**, or **Congressional District** to focus on the area you care about.
4. (Optional) Filter the list based on your own local risk criteria or preservation priorities.

Possible Preservation Risk Criteria

Condition of Property

- Building age
- REAC/NSPIRE score
- Occupancy rate
- Recent capital improvements

Risk of Converting to Market Rate

- Owner type
- Non-renewable subsidies
- Upcoming affordability restriction expiration
- Market conditions
- Property size

Meets Local Priority

- Target tenant type
- Deeply affordable properties
- Property located in low poverty census tract



Questions?

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Contact Us



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Research Analyst

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www.preservationdatabase.org

www.pahrc.org www.nlihc.org

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PARTNERSHIP FOR STRONG COMMUNITIES

HOUSING DATA IN ACTION

Matching Geographic Data to Decision-makers

OUR VISION

Everyone in Connecticut has a safe, stable home, that is affordable to them, in an equitable community of their choice.

HERE FOR HOUSING

1. Analytical Framework
2. Data Tools
3. Examples: Housing Advocacy Data

- **LAYER:**
  - **Federal, State, or Local**
- **BRANCH:**
  - **Executive or Legislative**
- **TYPE:**
  - **Elected, Appointed, Career**
- **OTHER:**
  - **Non-governmental actors**

START WITH THE DECISION MAKER

HERE FOR HOUSING

- **GOAL ➡**
- **DECISION MAKER ➡**
- **GEOGRAPHY ➡**
- **DATA NARRATIVE**

MATCH YOUR DATA

HERE FOR HOUSING

ACS GEOGRAPHIES

(OR, WHAT I WISH I HAD KNOWN LAST YEAR)



HERE FOR HOUSING

All | Tables | Maps

Filters 3

Results 1

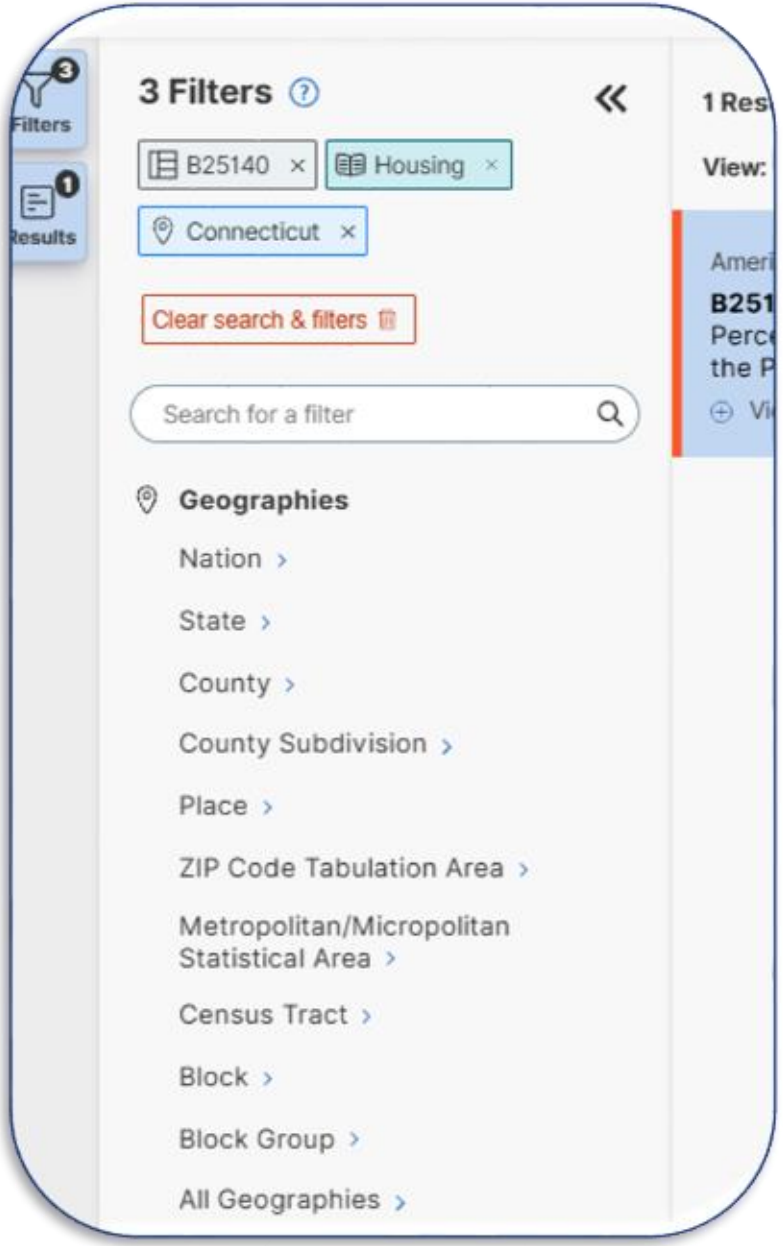
B25140 | Housing Costs as a Percentage of Household Income in the Past 12 Months

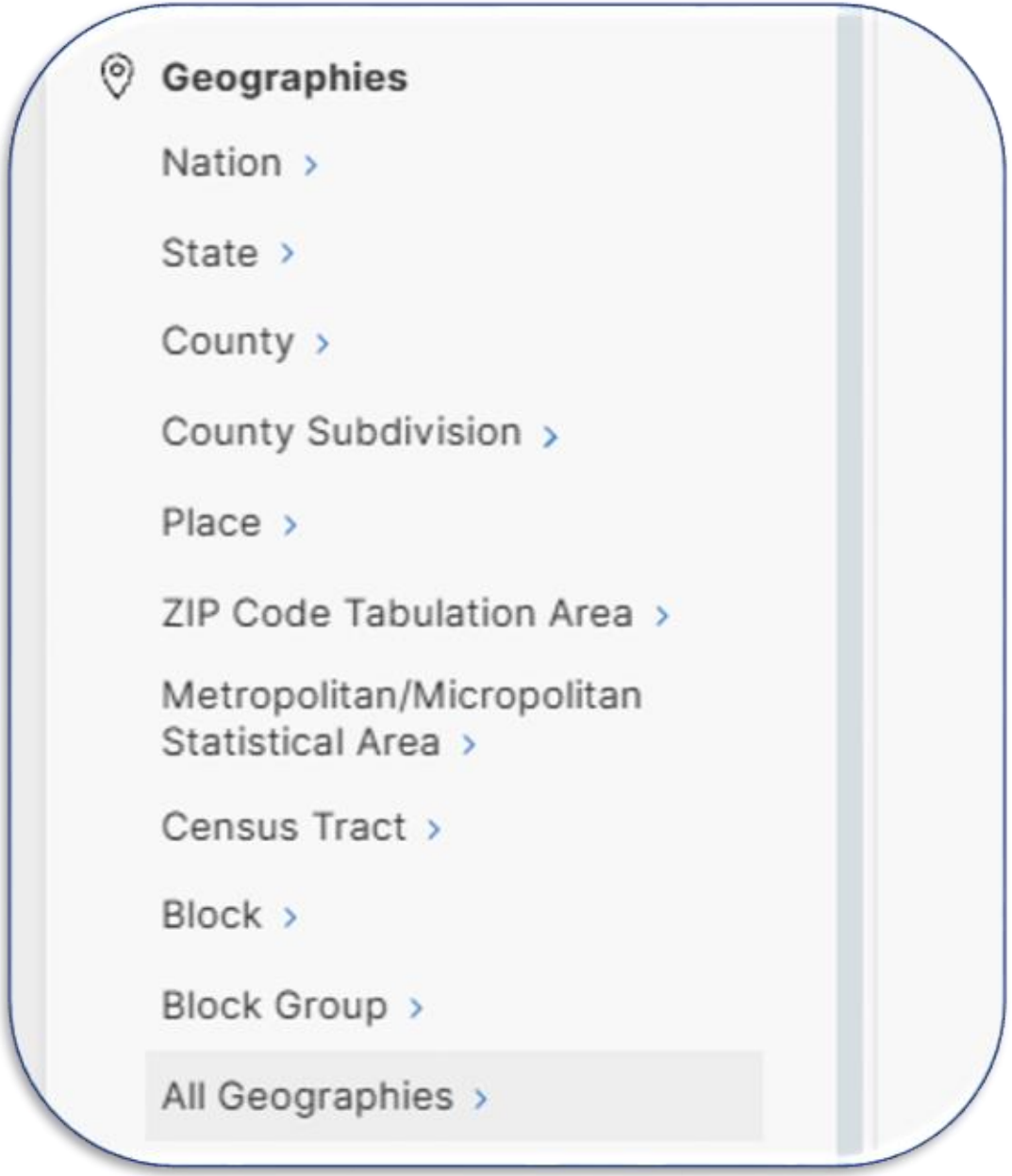
American Community Survey | Universe: Occupied housing units | 2024: ACS 5-Year Estimates Detailed Tables

View important guidance for comparing ACS data over time or to other sources here.

Label	Connecticut
	Estimate
Total:	1,434,007
Owned Units with a Mortgage	616,094
Over 30 Percent	172,920
Over 50 Percent	72,609
Not Calculated	2,616
Owned Units without a Mortgage	336,895

HERE FOR HOUSING

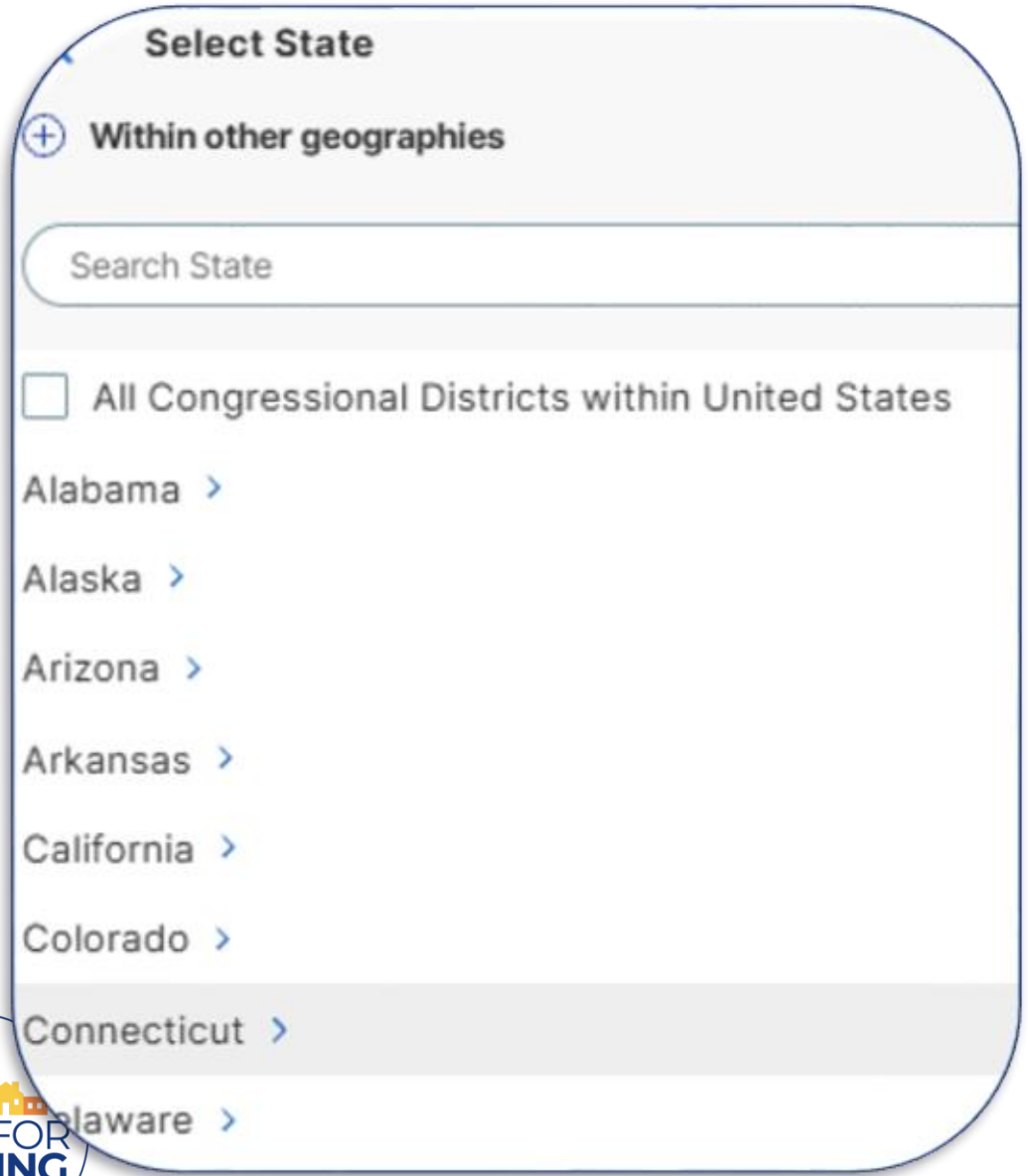


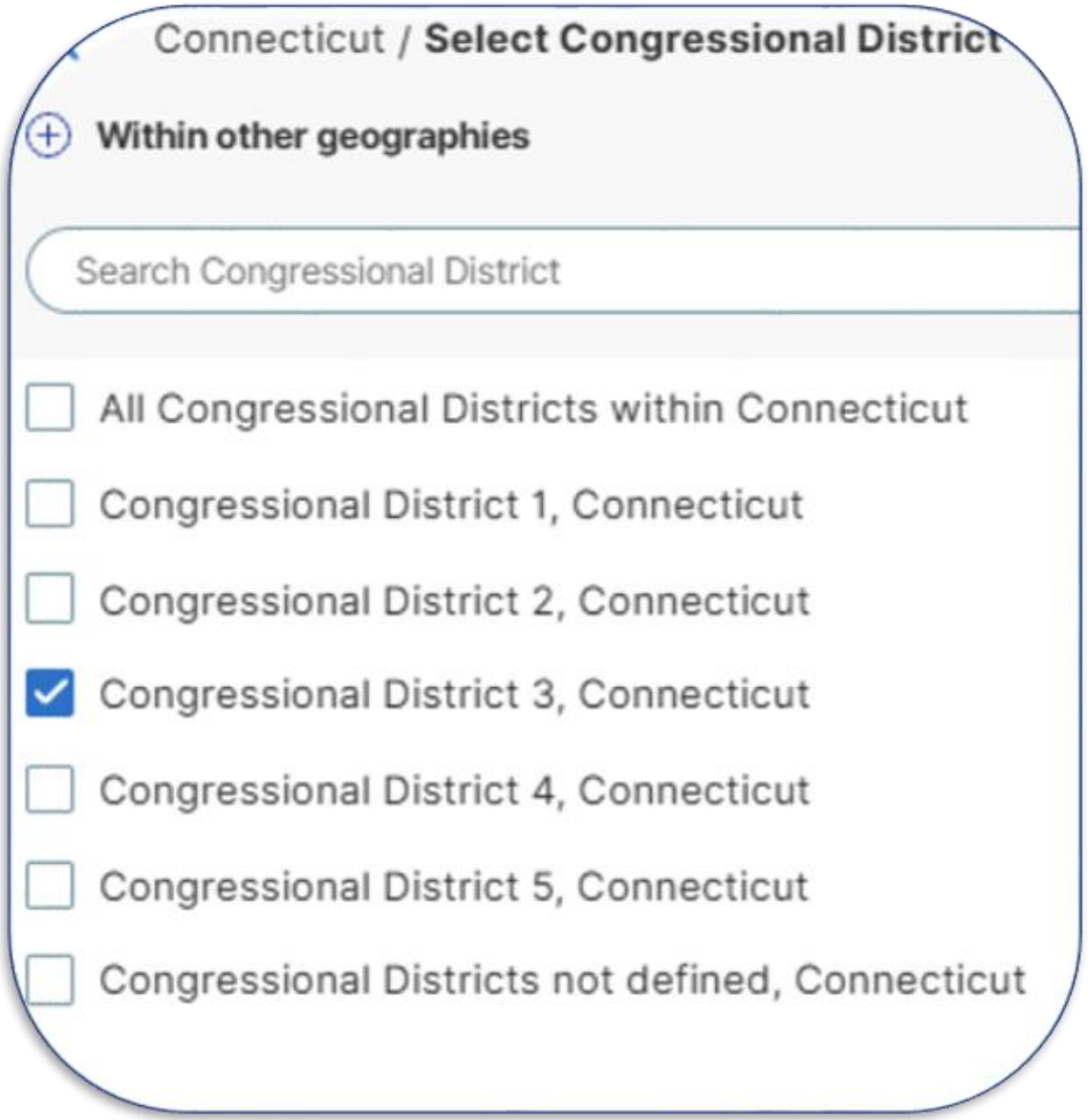


HERE FOR HOUSING

- Block >
- Block Group >
- Census Tract >
- Combined New England City and Town Area >
- Combined Statistical Area >
- Commodity Flow Survey Area/Remainder >
- Congressional District >
- Consolidated City >
- County >
- County Subdivision >
- Customs District >

HERE FOR HOUSING





HERE FOR HOUSING

25140 | Housing Costs as a Percentage of Household Income in the Past 12 Months

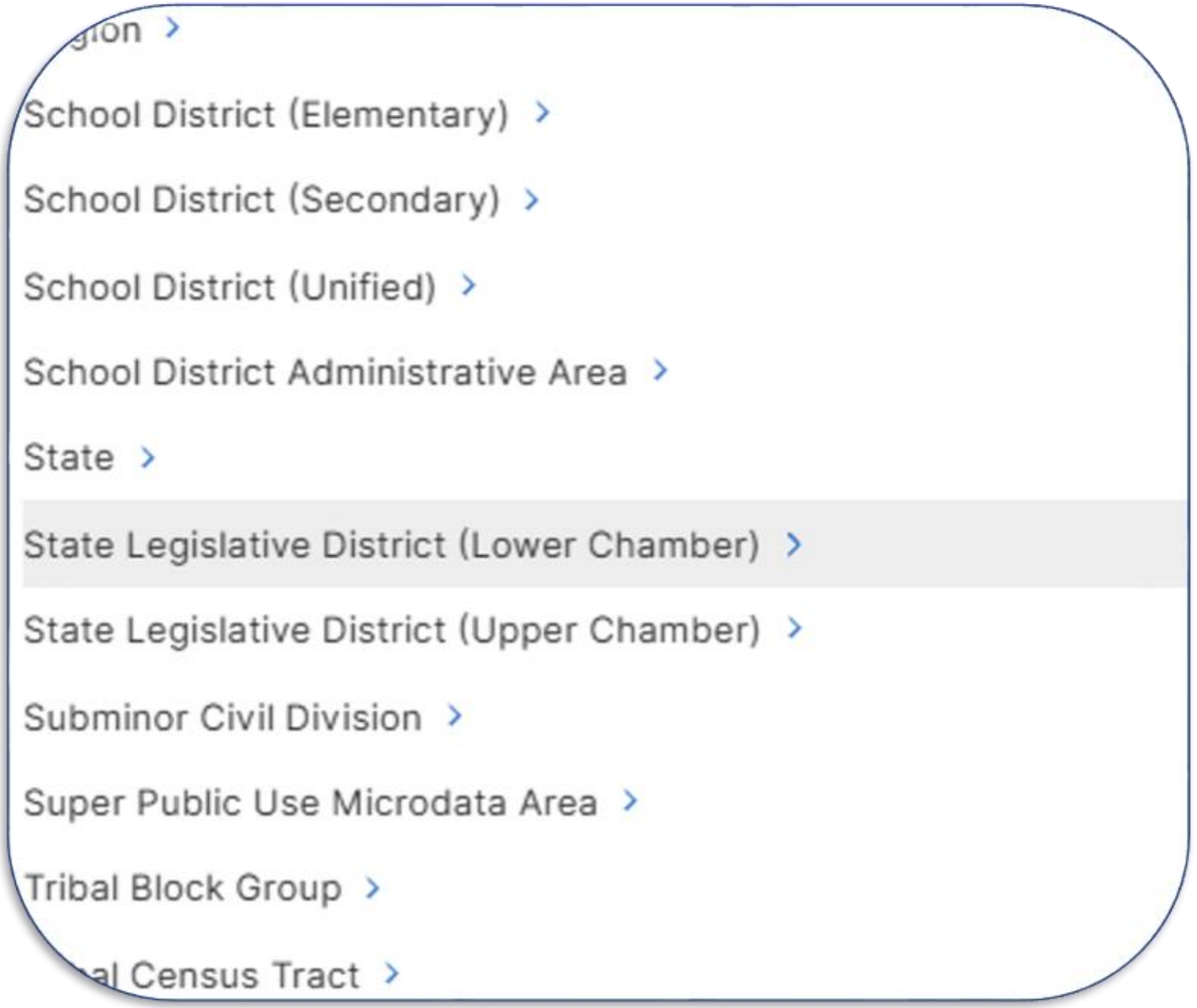
American Community Survey | Universe: Occupied housing units | 2025: ACS 1-Year Estimates Detailed Tables

Notes | Download | Cite | Share

View important guidance for comparing ACS data over time or to other sources here.

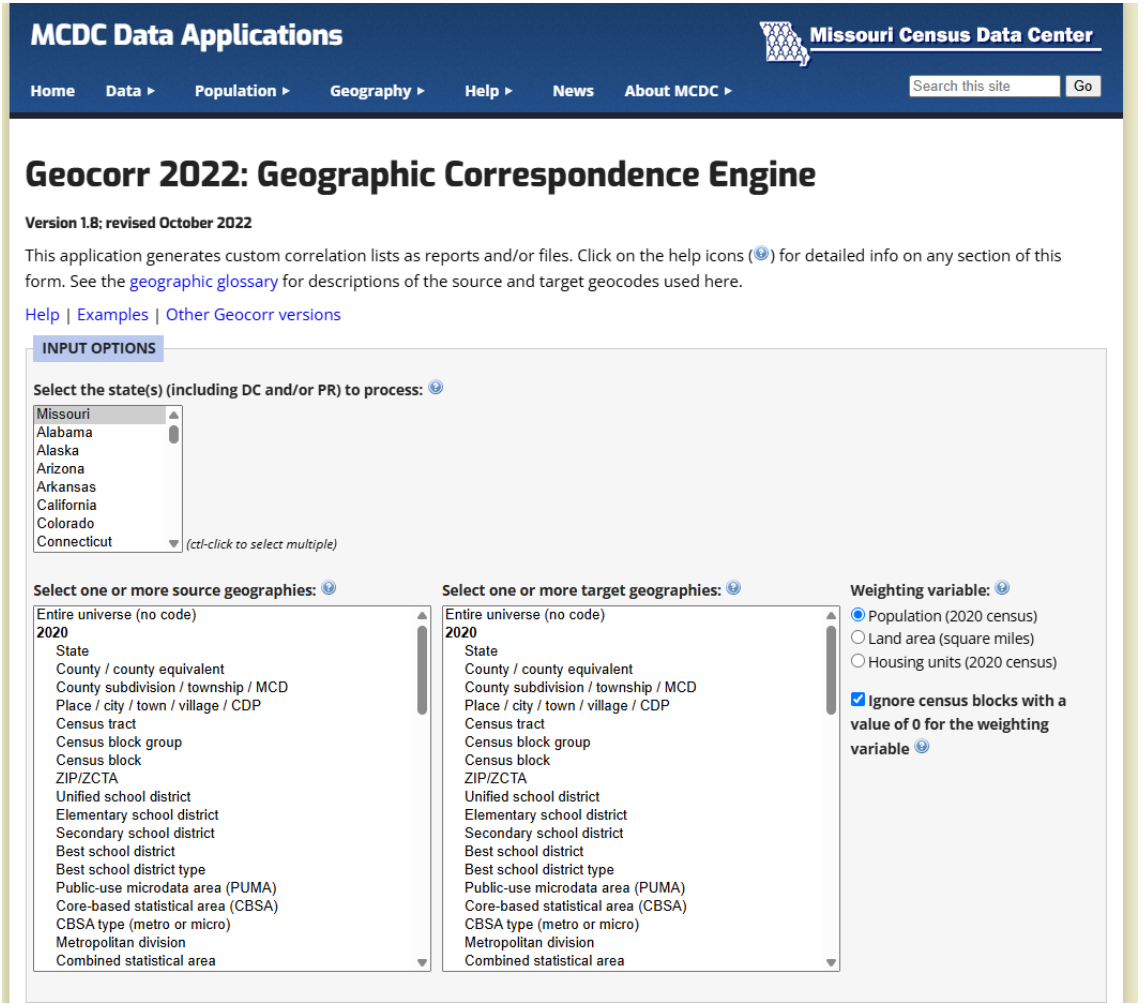
Label	Connecticut		Congressional District 3 (119th Congre...	
	Estimate	Margin of Err...	Estimate	Margin of Error
Total:	1,456,915	±7,398	295,963	±5,625
Owned Units with a Mortgage	610,340	±10,024	118,344	±5,851
Over 30 Percent	178,357	±7,739	36,919	±4,074
Over 50 Percent	75,236	±5,537	13,849	±2,409
Not Calculated	2,467	±1,035	902	±672
Owned Units without a Mortgage	360,545	±8,391	71,077	±4,356
Over 30 Percent	66,270	±4,886	12,399	±2,040

HERE FOR HOUSING


gion
School District (Elementary)
School District (Secondary)
School District (Unified)
School District Administrative Area
State
State Legislative District (Lower Chamber)
State Legislative District (Upper Chamber)
Subminor Civil Division
Super Public Use Microdata Area
Tribal Block Group
al Census Tract

GEOCORR 2022

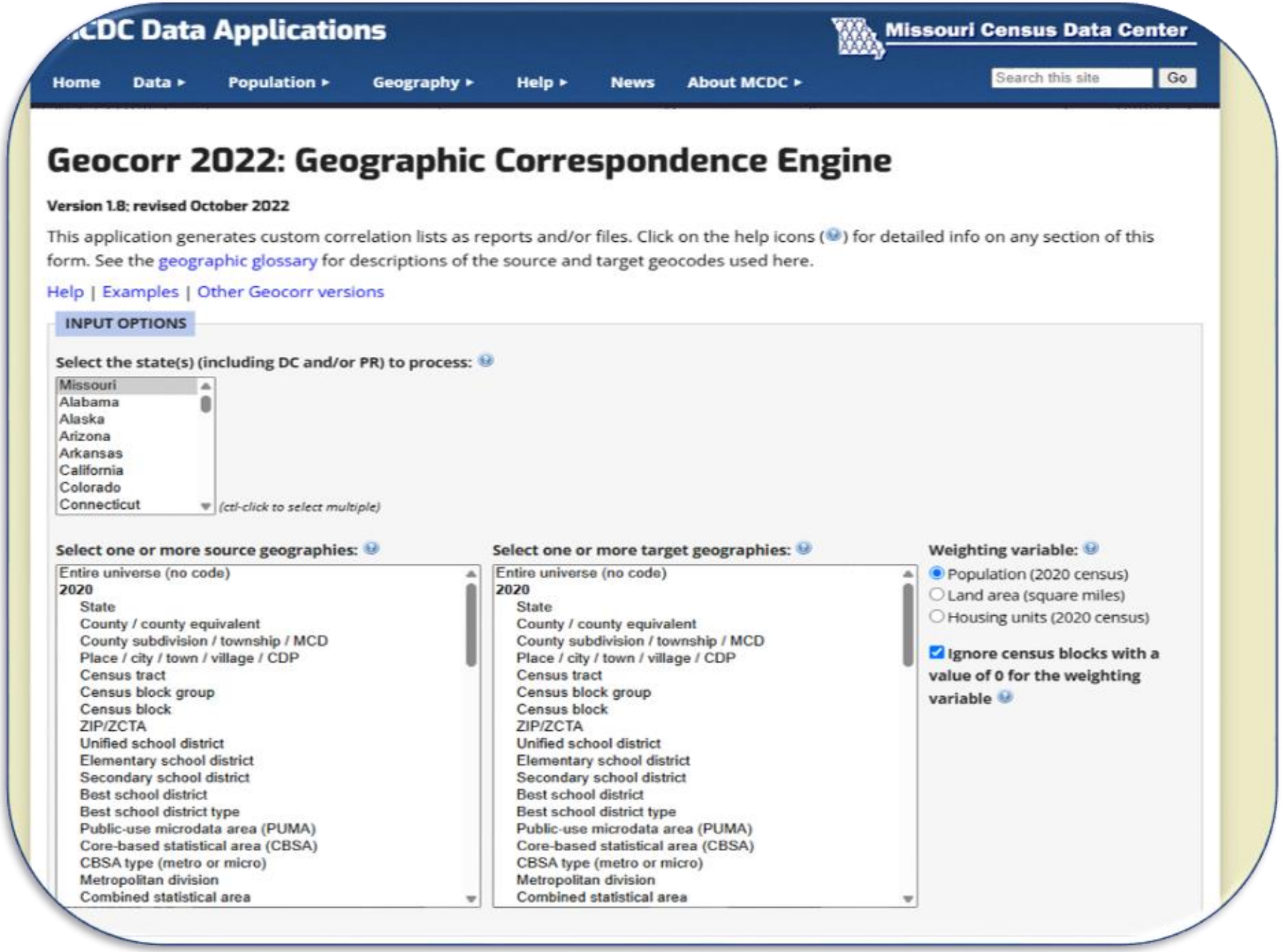
(OR, WHEN YOUR DATA DOESN'T MATCH YOUR TARGET GEOGRAPHY)



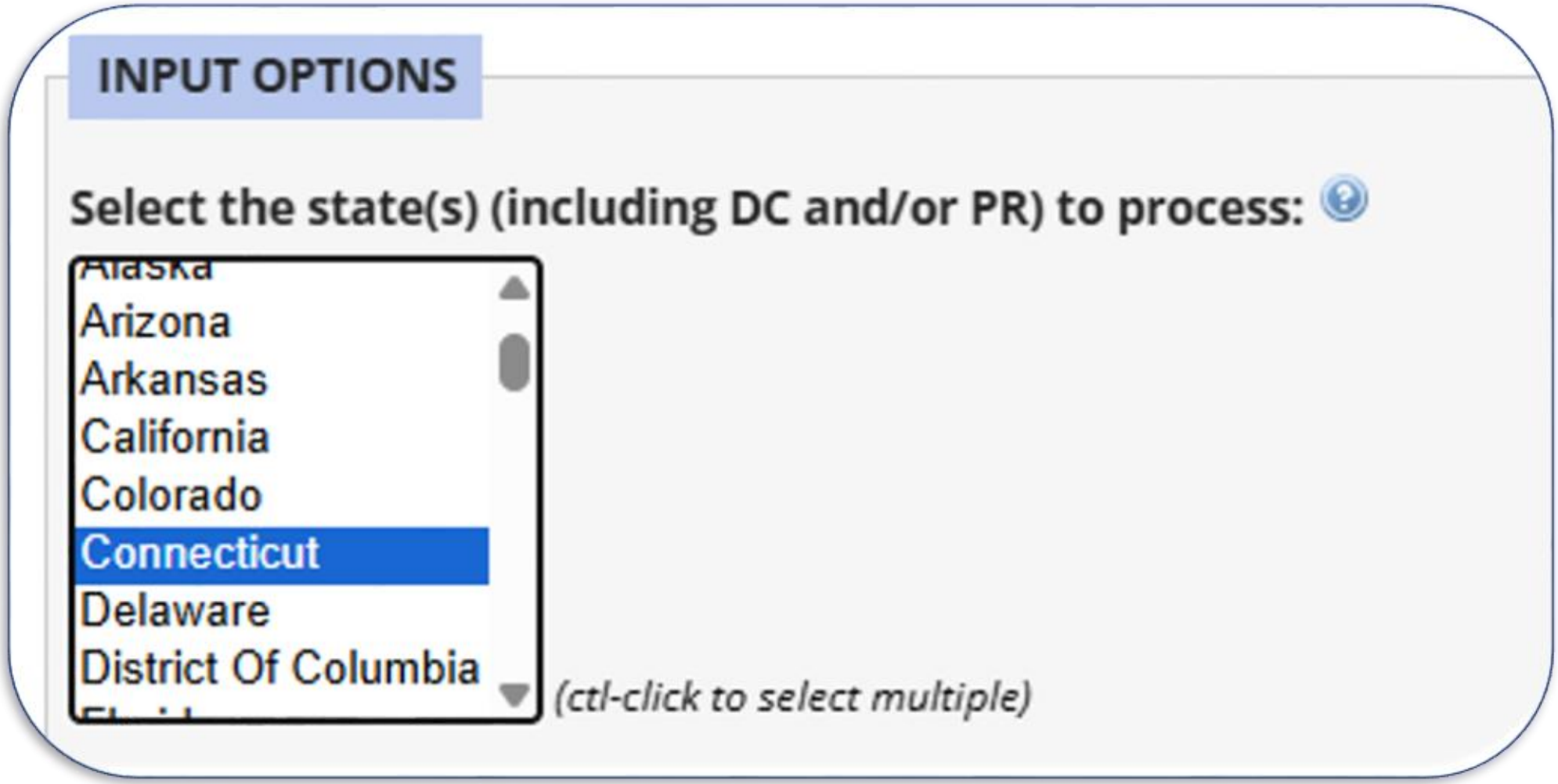
HERE FOR HOUSING

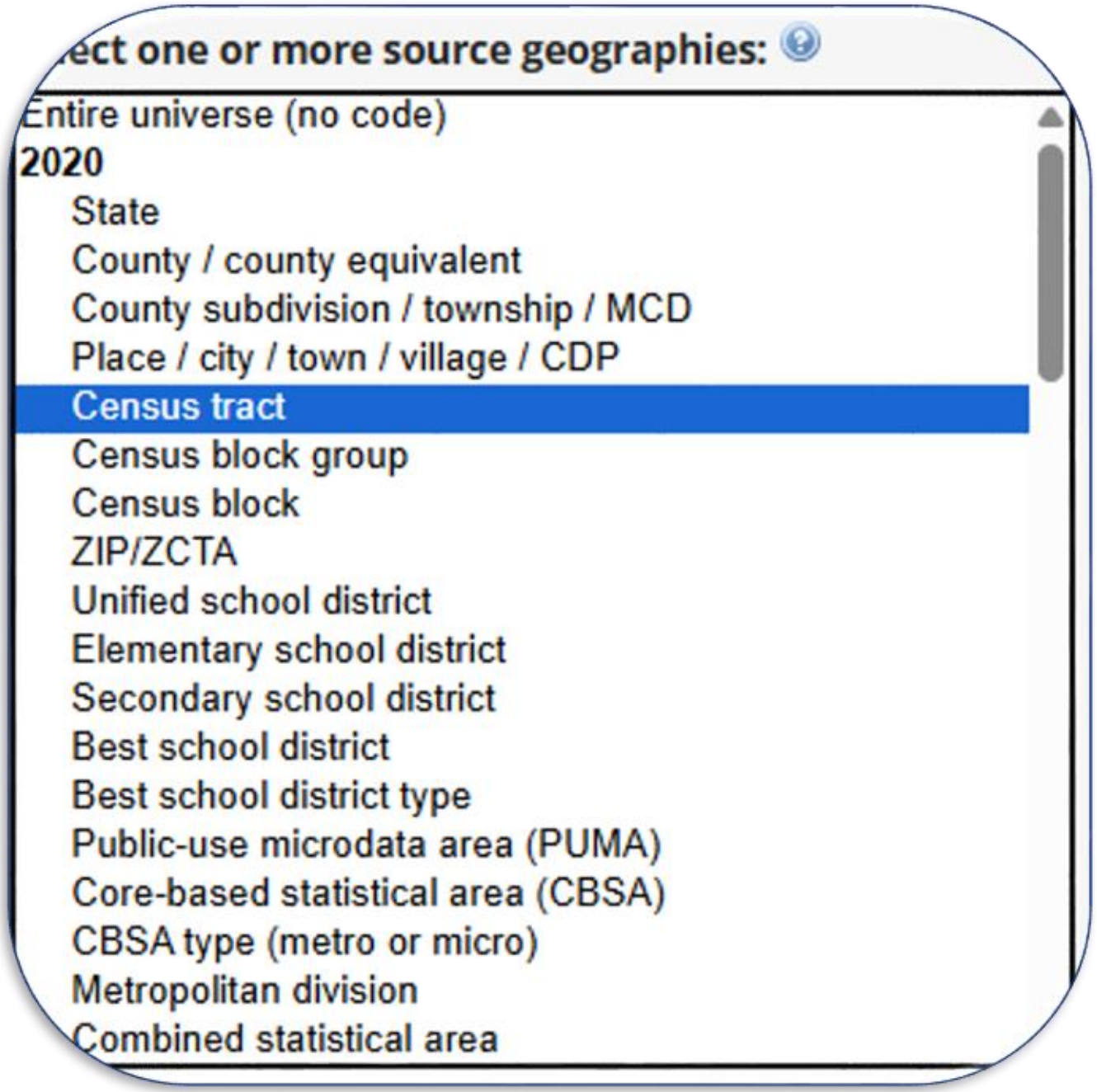
Missouri Census Data Center (MCDC) GEOCORR (Geographic Correspondence Engine)

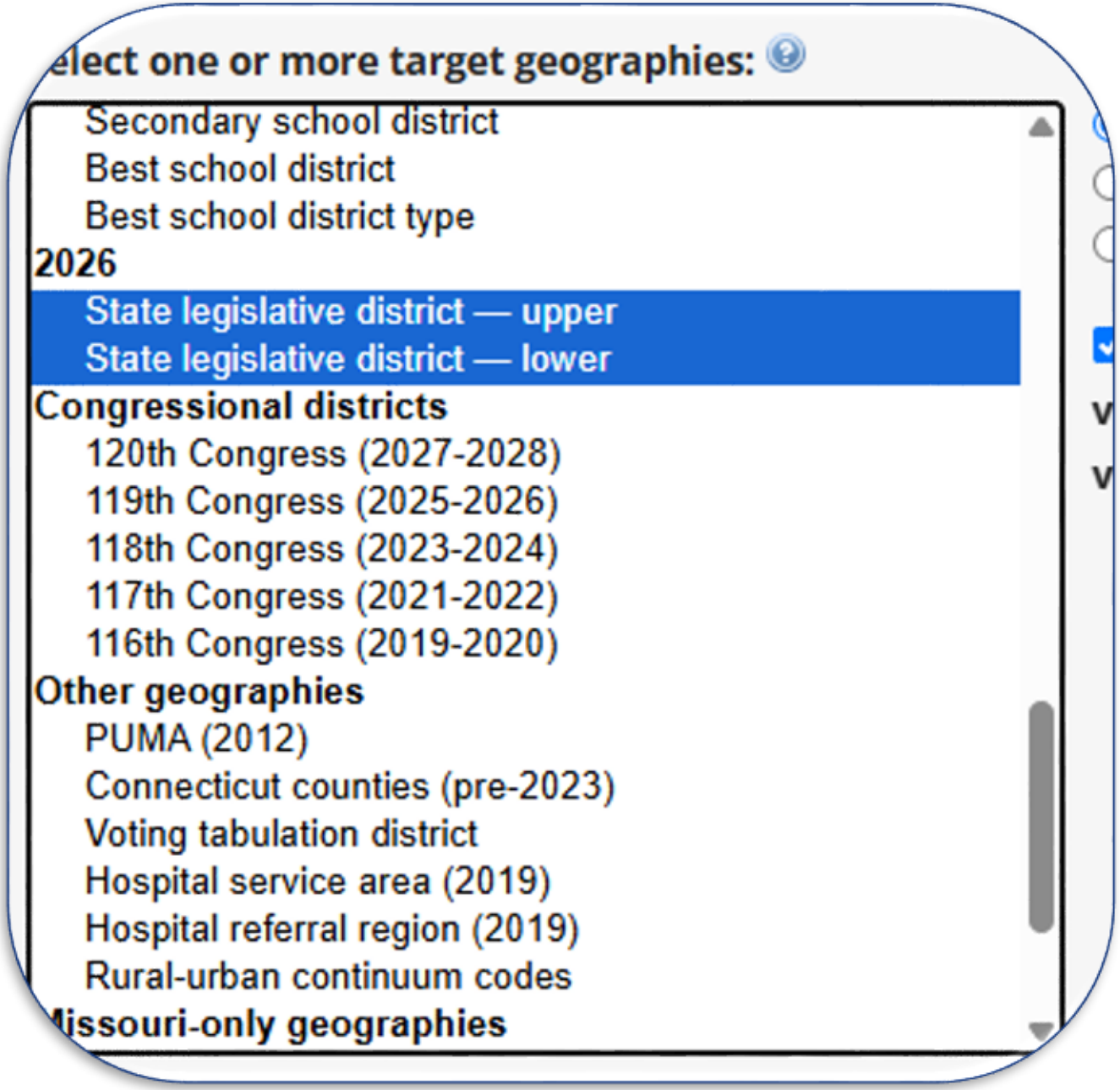
https://mcdc.missouri.edu/applications/geocorr2022.html



HERE FOR HOUSING


INPUT OPTIONS
Select the state(s) (including DC and/or PR) to process:
Alaska
Arizona
Arkansas
California
Colorado
Connecticut
Delaware
District Of Columbia
(ctl-click to select multiple)


ect one or more source geographies:
Entire universe (no code)
2020
State
County / county equivalent
County subdivision / township / MCD
Place / city / town / village / CDP
Census tract
Census block group
Census block
ZIP/ZCTA
Unified school district
Elementary school district
Secondary school district
Best school district
Best school district type
Public-use microdata area (PUMA)
Core-based statistical area (CBSA)
CBSA type (metro or micro)
Metropolitan division
Combined statistical area

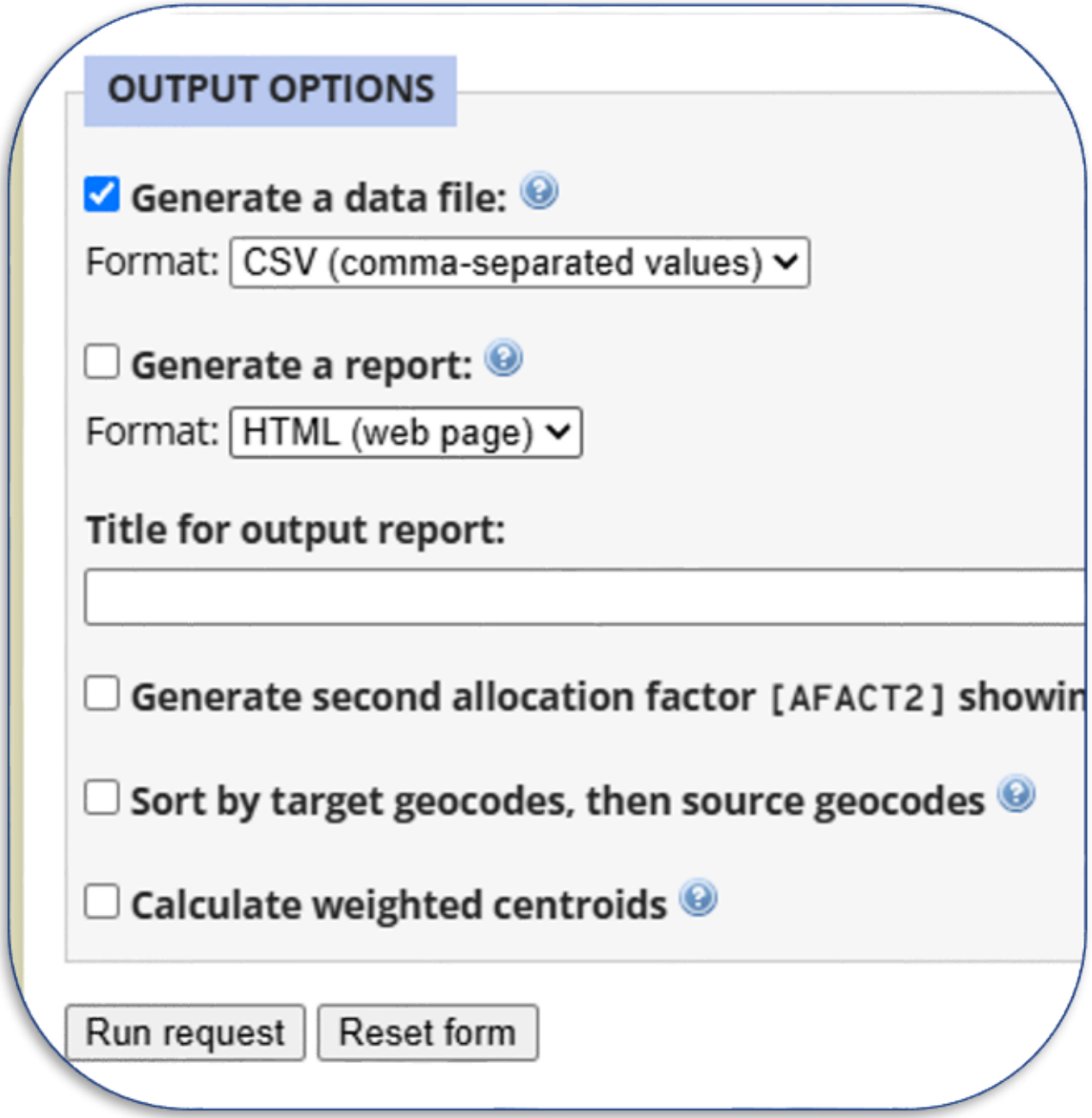

elect one or more target geographies:
Secondary school district
Best school district
Best school district type
2026
State legislative district — upper
State legislative district — lower
Congressional districts
120th Congress (2027-2028)
119th Congress (2025-2026)
118th Congress (2023-2024)
117th Congress (2021-2022)
116th Congress (2019-2020)
Other geographies
PUMA (2012)
Connecticut counties (pre-2023)
Voting tabulation district
Hospital service area (2019)
Hospital referral region (2019)
Rural-urban continuum codes
Missouri-only geographies

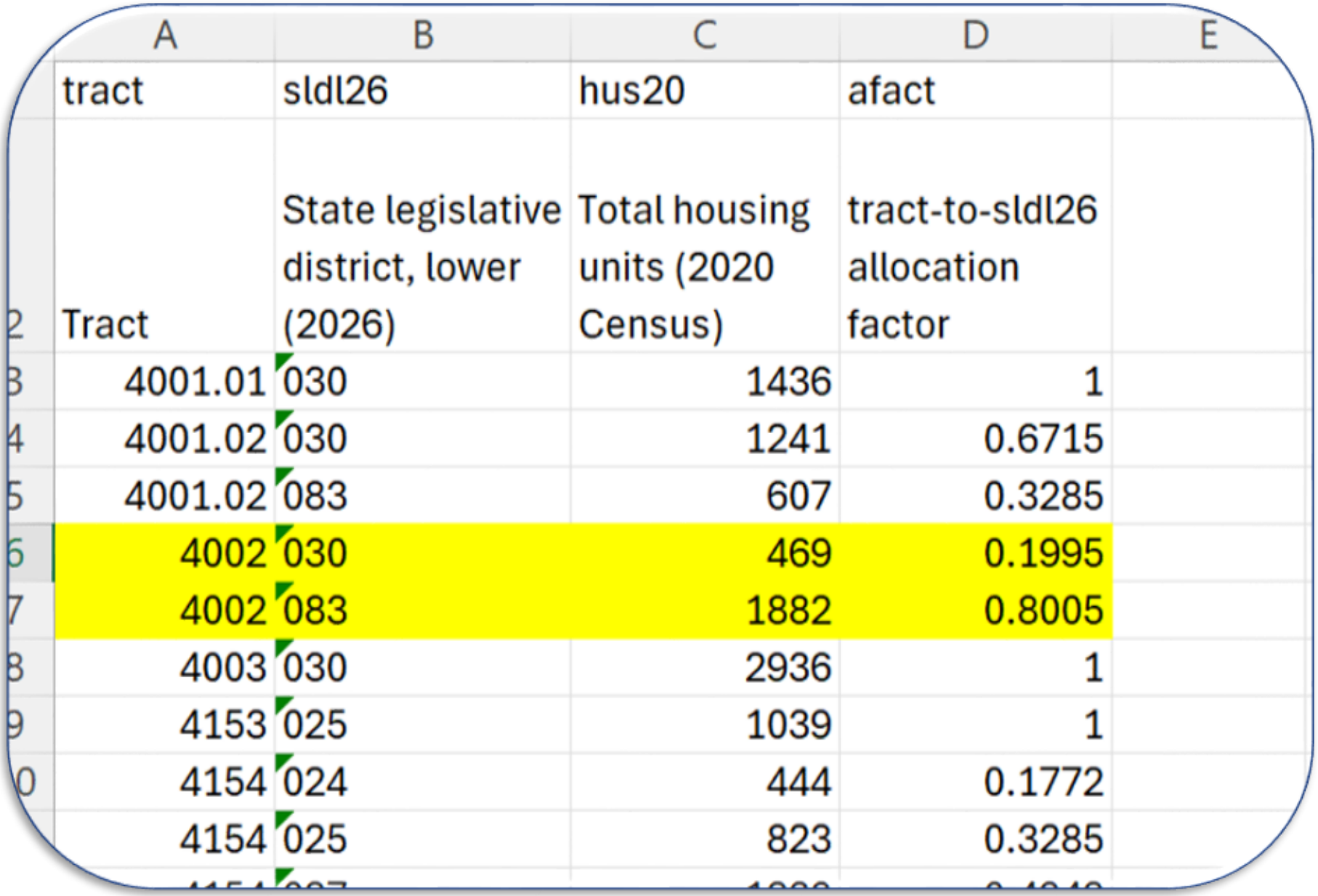
Weighting variable:

- ○ Population (2020 census)
- ○ Land area (square miles)
- ◉ Housing units (2020 census)

☑ **Ignore census blocks with a value of 0 for the weighting variable**

HERE FOR HOUSING

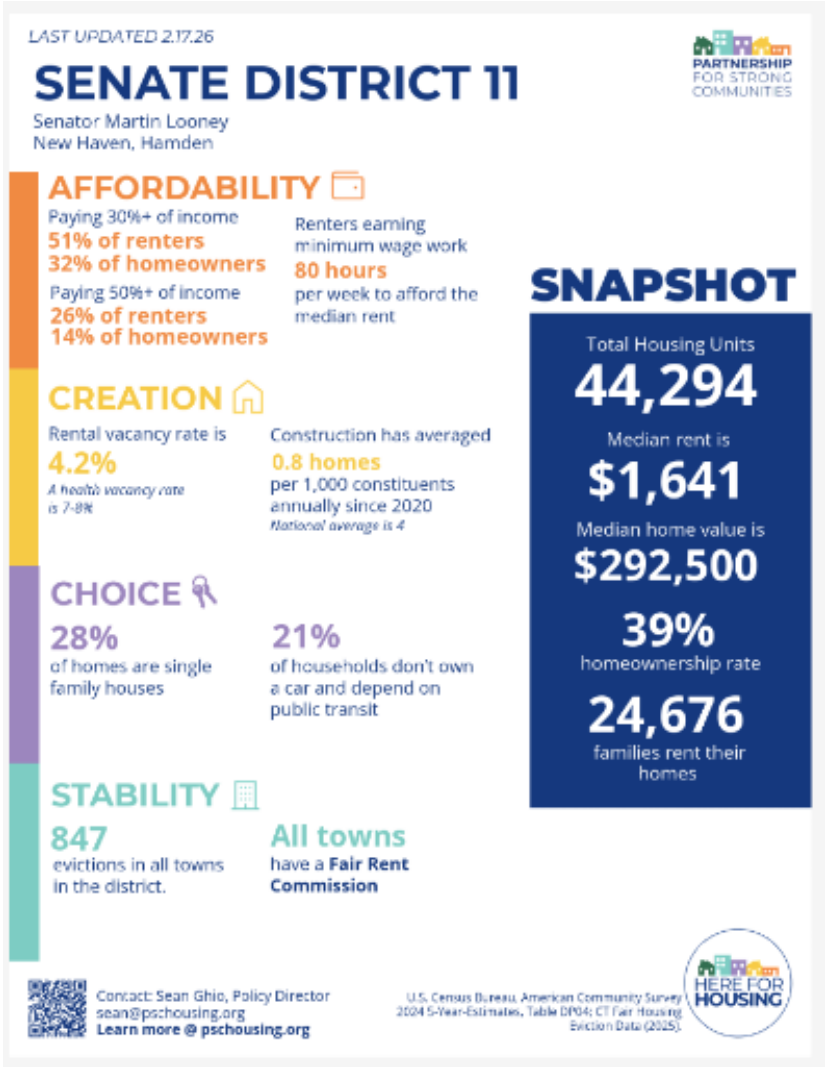

OUTPUT OPTIONS
Generate a data file:
Format: CSV (comma-separated values)
Generate a report:
Format: HTML (web page)
Title for output report:
Generate second allocation factor [AFACT2] showin
Sort by target geocodes, then source geocodes
Calculate weighted centroids
Run request
Reset form



	A	B	C	D	E
	tract	sldl26	hus20	afact	
2	Tract	State legislative district, lower (2026)	Total housing units (2020 Census)	tract-to-sldl26 allocation factor	
3	4001.01	030	1436	1	
4	4001.02	030	1241	0.6715	
5	4001.02	083	607	0.3285	
6	4002	030	469	0.1995	
7	4002	083	1882	0.8005	
8	4003	030	2936	1	
9	4153	025	1039	1	
0	4154	024	444	0.1772	
	4154	025	823	0.3285	

HERE FOR HOUSING

LEGISLATIVE ADVOCACY: DISTRICT VIEW



LAST UPDATED 2.17.26

PARTNERSHIP FOR STRONG COMMUNITIES

SENATE DISTRICT 11

Senator Martin Looney
New Haven, Hamden

AFFORDABILITY

Paying 30%+ of income
51% of renters
32% of homeowners

Paying 50%+ of income
26% of renters
14% of homeowners

Renters earning minimum wage work **80 hours** per week to afford the median rent

CREATION

Rental vacancy rate is **4.2%**
A health vacancy rate is 7-8%

Construction has averaged **0.8 homes** per 1,000 constituents annually since 2020
National average is 4

CHOICE

28% of homes are single family houses

21% of households don't own a car and depend on public transit

STABILITY

847 evictions in all towns in the district.

All towns have a **Fair Rent Commission**

SNAPSHOT

Total Housing Units
44,294

Median rent is
$1,641

Median home value is
$292,500

39%
homeownership rate

24,676
families rent their homes

Contact: Sean Ghio, Policy Director
sean@pschousing.org
Learn more @ pschousing.org

U.S. Census Bureau, American Community Survey 2024 5-Year-Estimates, Table DP04; CT Fair Housing Eviction Data (2025).

HERE FOR HOUSING

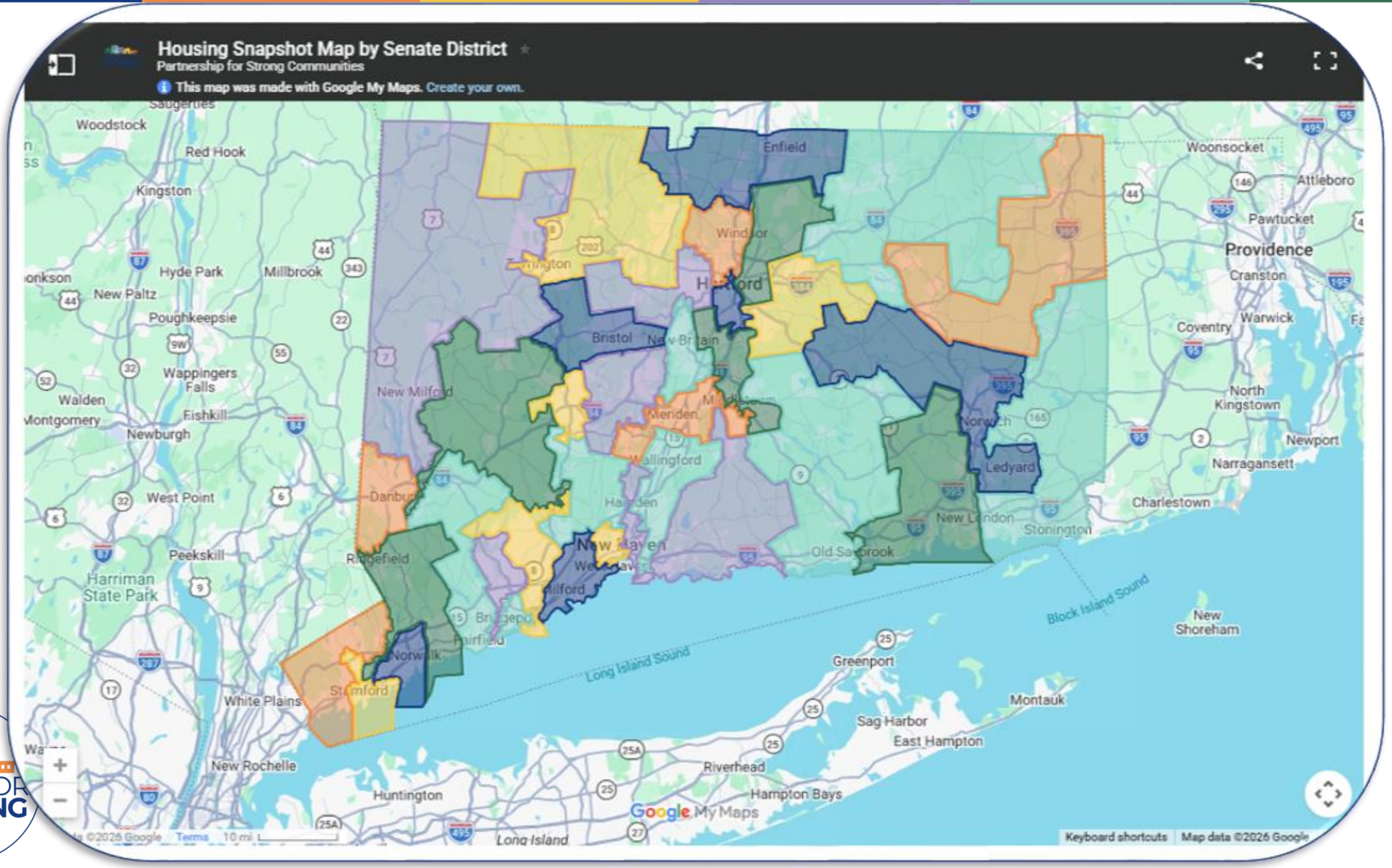
HERE FOR HOUSING



HERE FOR HOUSING



HERE FOR HOUSING



HERE FOR HOUSING

Senate District 11

name

Senate District 11

Elected Official (Party)

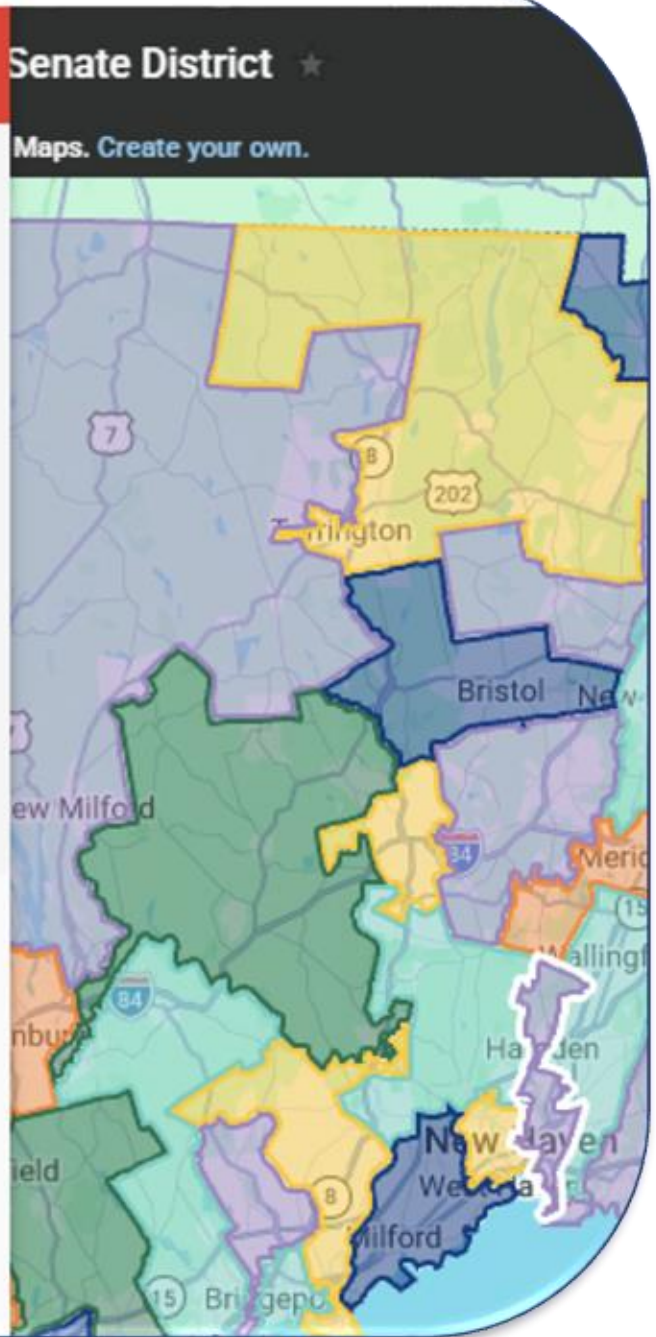
Martin Looney (D)

Cities and Towns Represented

New Haven; Hamden

District Housing Factsheet

https://pschousing.org/wp-content/uploads/2026/03/Senate_District_11.pdf



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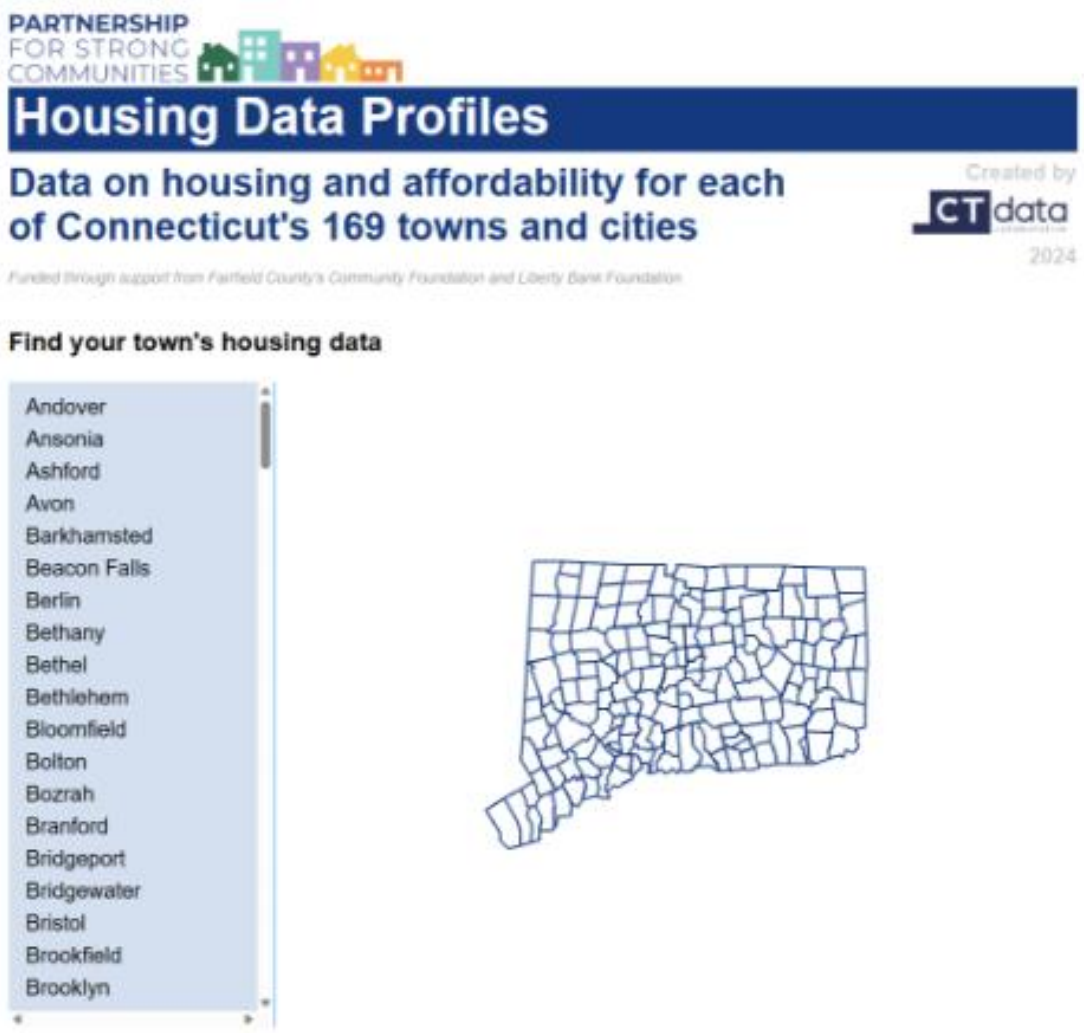


MUNICIPAL VIEW

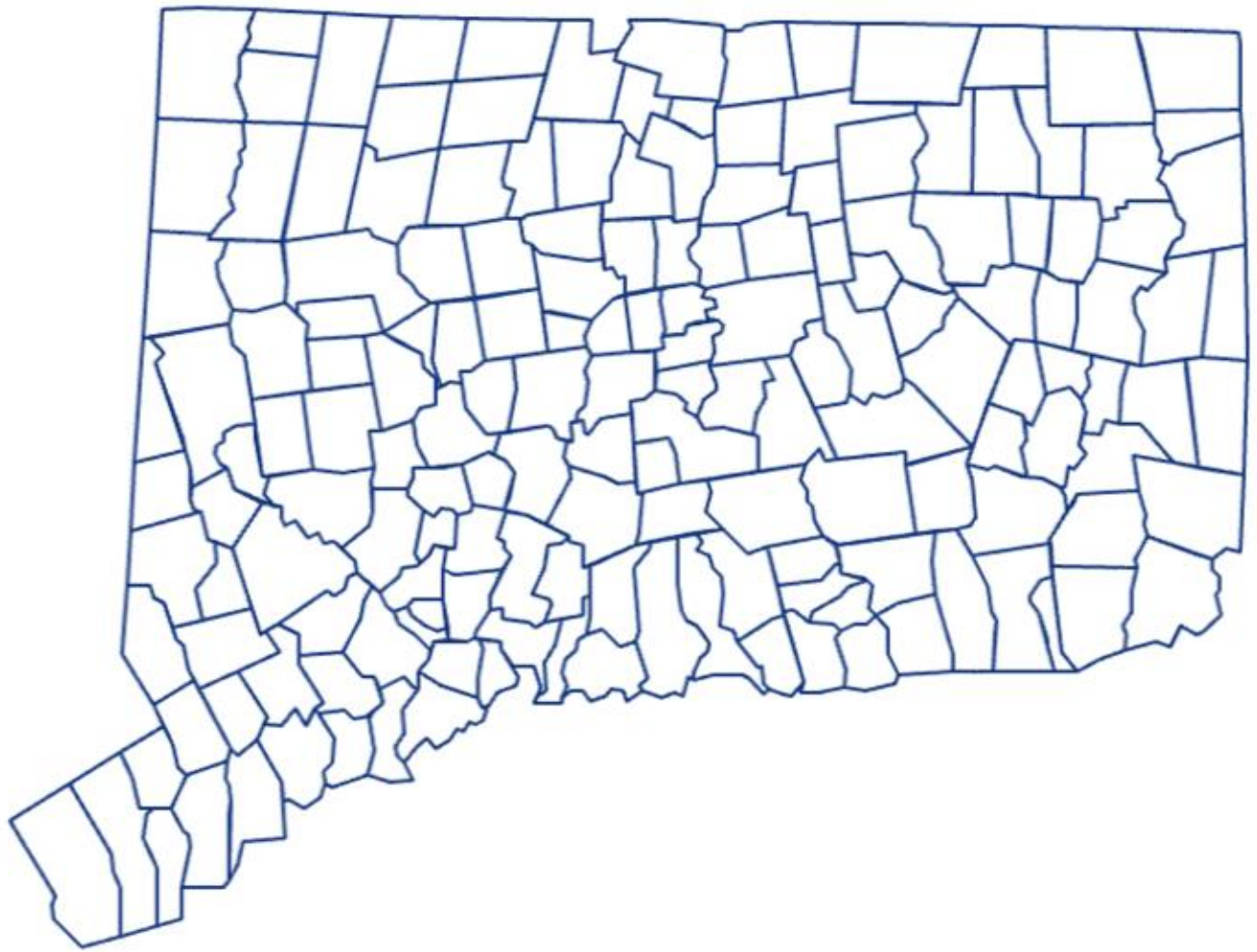
HERE FOR HOUSING



HERE FOR HOUSING

Find your town's housing data

- Andover
- Ansonia
- Ashford
- Avon
- Barkhamsted
- Beacon Falls
- Berlin
- Bethany
- Bethel
- Bethlehem
- Bloomfield
- Bolton
- Bozrah
- Branford
- Bridgeport
- Bridgewater
- Bristol
- Brookfield
- Brooklyn



HERE FOR HOUSING

See how counties (planning regions) compare to the state

Since Connecticut abolished county government in 1960, the Office of Policy and Management petitioned the Census Bureau to collect and report data be collected and reported at the nine Councils of Governments (COGs) instead of the county level. COGs oversee regional planning and programming so it was important to have data provided at that geographic level. More information can be found at ctdata.org.

Capitol .pdf
Greater Bridgeport .pdf
Lower Connecticut River Valley .pdf
Naugatuck Valley .pdf
Northeastern Connecticut .pdf
Northwest Hills .pdf
South Central Connecticut .pdf
Southeastern Connecticut .pdf
Western Connecticut .pdf

Compare multiple geographies

Use this comparison interface to compare multiple geographies, including towns, counties, and the state of Connecticut.

HERE FOR HOUSING

Pick a town from the dropdown

Avon

Jump to Housing, Affordability, or Population, or switch to comparison interface.

Download as a PDF

2024 Housing Profile for Avon (see also 2022 and 2020)

2024 AdvanceCT Town Profile for Avon



Key Findings

Cost-Burdened Households

Renters: 49%

Owners (with mortgage): 21%

Owners (no mortgage): 20%

Housing Wage

$31.81

Affordable Housing

3.9% (301 units)

Median Age

45.9

Multifamily Housing

20%

Renters

16%

HERE FOR HOUSING

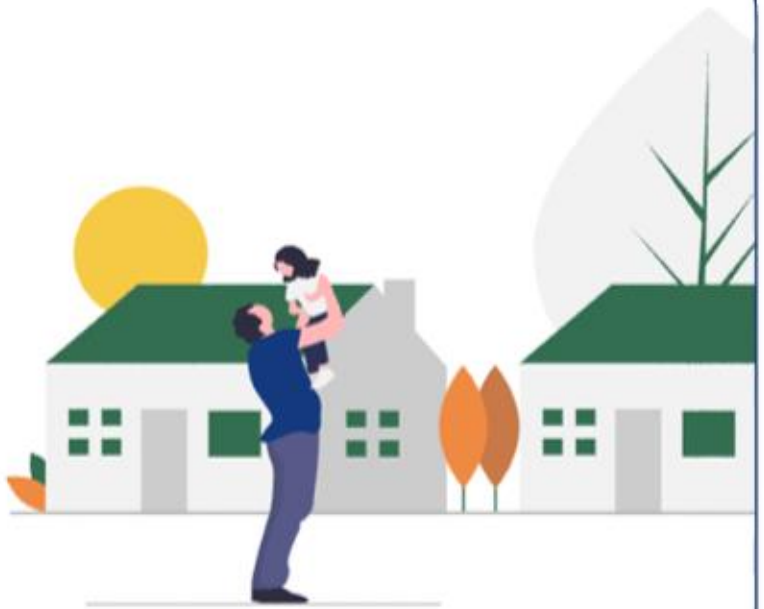
Housing

Units in Structure

The table below shows breakdown of housing unit
vacant) by the number of housing units in the struc
have a higher share of multi-family housing, such
Suburbs and rural areas tend to be built up with or

Total
1, detached
1, attached
2
3 or 4
5 to 9

Affordability



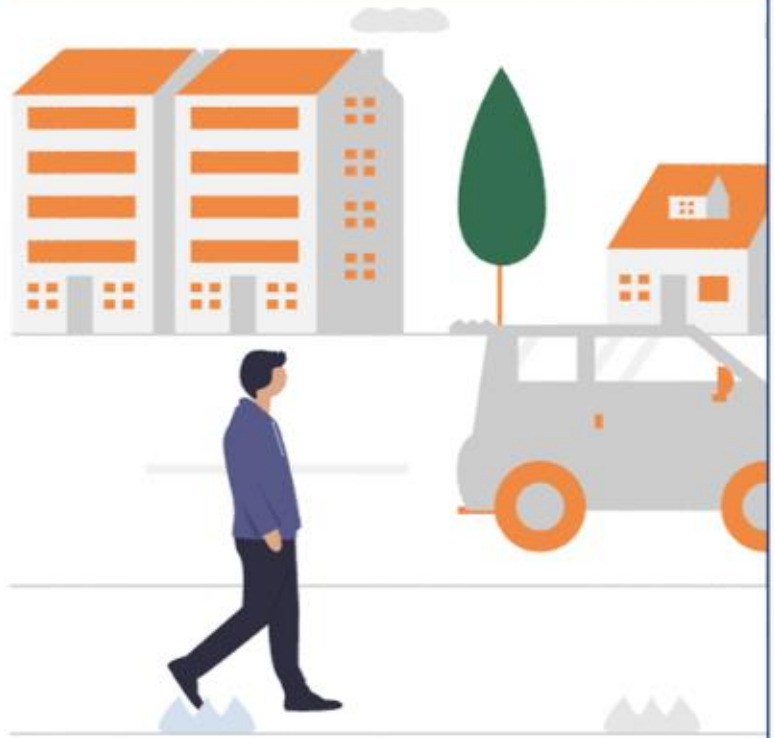
Housing Wage

Each year, the National Low Income Housing Coalition calculates the "housing wage," the hourly wage needed to afford a two-bedroom rental home without paying more than 30% of income on housing.

Avon is included in the Hartford-West Hartford-East Hartford Metro Area.

Note: 2024 Housing Profile PDFs show 2023 housing wage values as the most recent available at the time. This interface displays 2024 values.

Population



Avon is located in Capitol, Connecticut. Its population is about 18,852 people, or 1.9% of the county's total.

With the median age of 45.9 years, Avon's population is older than Capi population.

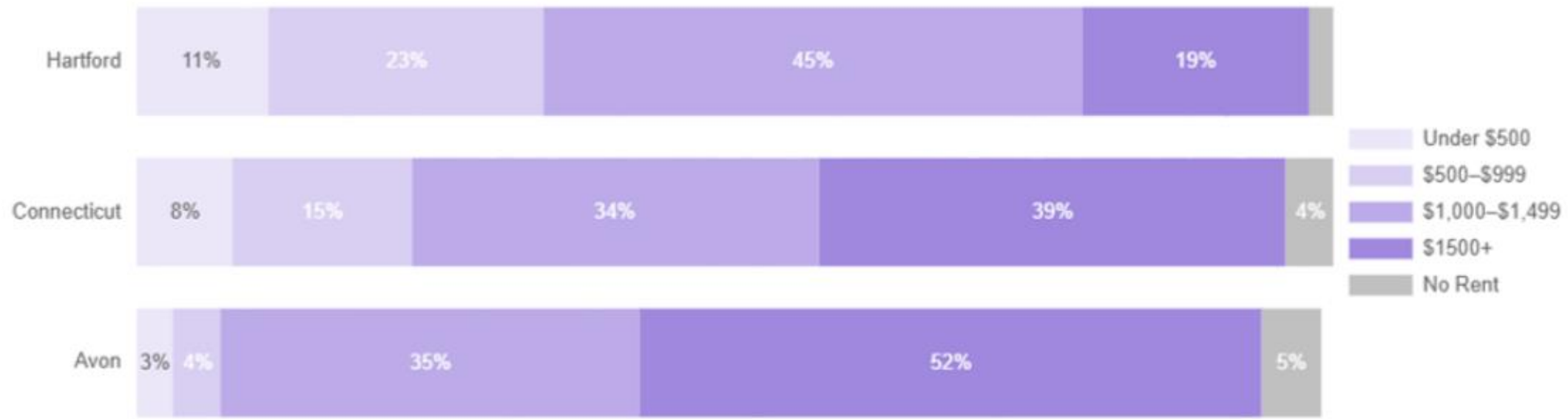
The table below shows estimated current and projected population, num of households (people occupying the same housing unit), average famil and household size, and median age in Avon, Capitol, and Connecticut.

See US Census Subject Definitions to learn the difference between useholds and families.

Units by Gross Rent

The bar chart below shows rental units by gross rent in Hartford, Connecticut, and Avon.

Hover over bars to see units instead of percentages. Percentages may add up to 99 or 101 due to rounding.



Source: 2022 American Community Survey, 5-year estimates, Table B25063
Visualization created by CTData Collaborative

HERE FOR HOUSING

START WITH THE DECISION-MAKER AND MATCH YOUR DATA

CT Data Housing Tool

Look up a Connecticut property and see who owns it

CTData Collaborative · December 2026

Who it's for

Housing advocacy organizations

- See every property a landlord's network holds, statewide
- Compare complaints and violations across their buildings (Hartford)
- Export portfolios to CSV and map where companies own the most

Who it's for

People trying to understand their landlord

- Type in an address and see who owns the building
- Find the person behind an LLC owner
- Check the building's complaints and violations (Hartford)

Where the data comes from

1.32M
parcels

1.29M
business filings

1.77M
principals

45K
Hartford 311 requests

Live
look-ups

Not yet included: evictions · New Haven housing-code cases · Delaware LLCs (Delaware has no open data)

One search instead of many websites

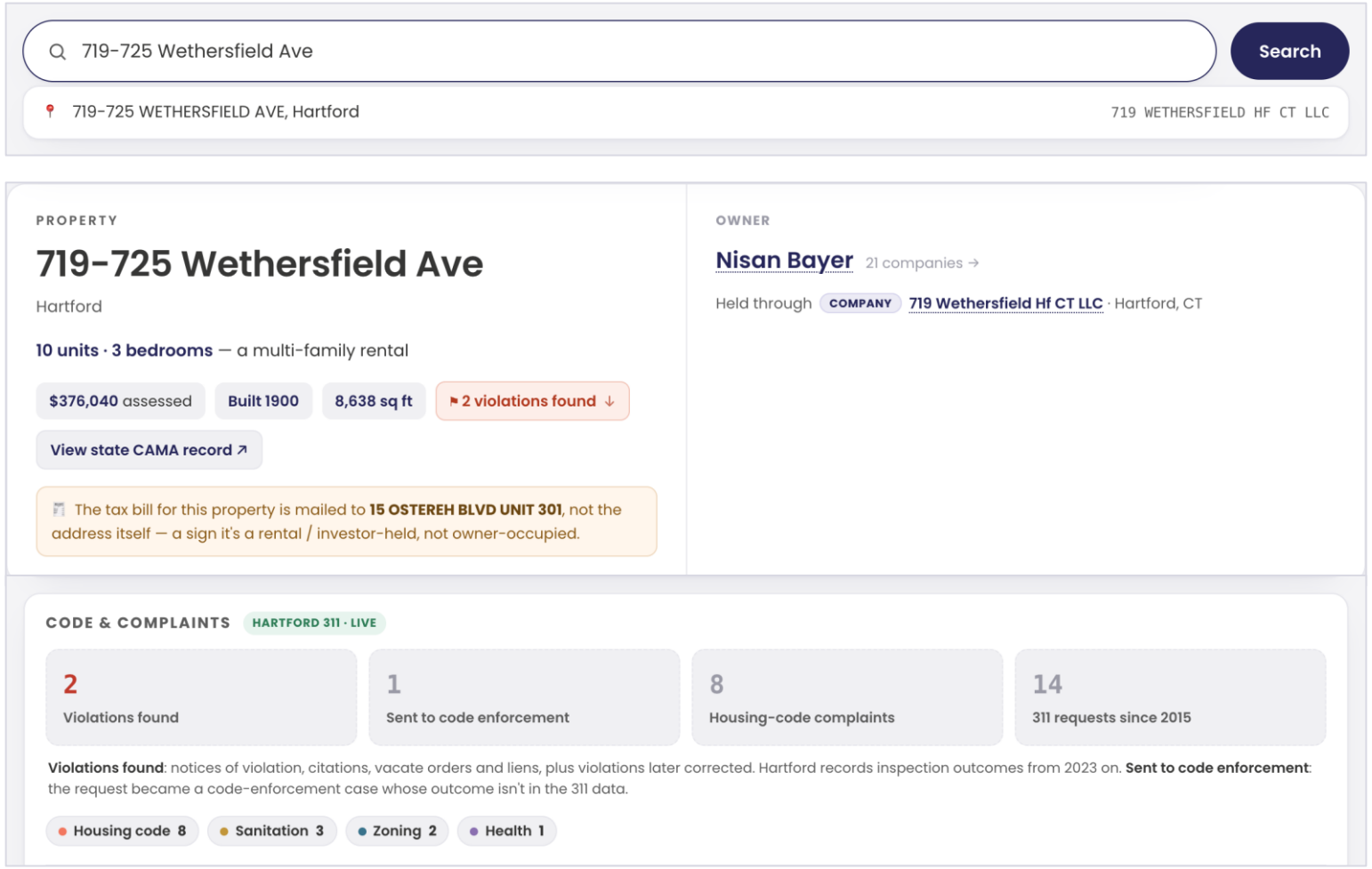
By hand 1 2 3 4 5 6 6 steps

With the tool

1 search

Making data accessible to everyone

Search the address



Follow the network

ADDRESS	OWNER	USE	TOWN	ASSESSED	COMPLAINTS	CONNECTION
44 properties				$11,946,680	⚑44 364	
39 IMLAY ST	Bsd Hartford 99 LLC	Apartments	Hartford	$970,620	⚑3	shared address
24 CARPENTER ST	Bsd Hartford 99 LLC	Apartments	Hartford	$931,560	⚑3	shared address
555 WETHERSFIELD AVE	555 Wethersfield Nb LLC	Apartments	Hartford	$847,070	9	via Nisan Bayer
240 LAUREL ST	Bsd Hartford 99 LLC	Apartments	Hartford	$808,850	⚑3	shared address
495 MAPLE AVE	Bsd Hartford 99 LLC	Apartments	Hartford	$803,950	⚑9	shared address
1–11 PUTNAM ST	Bsd Hartford Rentals LLC	Apartments	Hartford	$630,770	⚑5	via Nisan Bayer
605 WETHERSFIELD AVE	Bsd Hartford Rentals LLC	Apartments	Hartford	$507,710	10	via Nisan Bayer
260–262 HILLSIDE AVE	Bsd Hartford Rentals LLC	Apartments	Hartford	$481,040	⚑1	via Nisan Bayer
206–208 HAMILTON ST	206-208 Hamilton St LLC	Apartments	Hartford	$461,020	⚑6	via Nisan Bayer

Network context INFERRED · SHARED ADDRESS

weakest link · not Nisan Bayer's holdings

Companies tied to Nisan Bayer file from these offices. Everything reached this way is the **weakest** kind of link — a shared mailing address, not ownership or a shared person. Open an address to explore who files there.

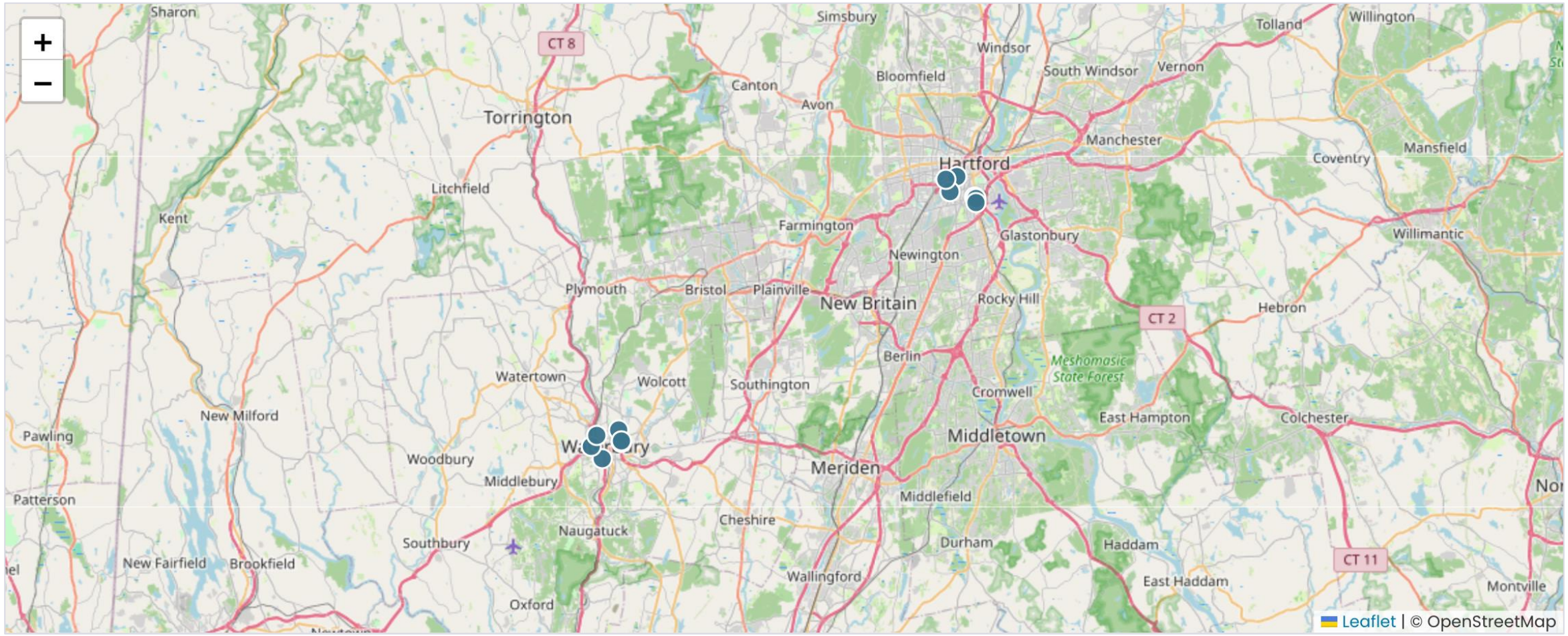
25 Allik Way, Ste 101 PMB #622, New Square, NY, 10977-8960
36 businesses file here · **14 own property** ($16.4M). Via *231 Central Ave Rentals LLC* (active 2026) +8 more of theirs.

15 Ostereh Blvd, 301, Spring Valley, NY, 10977-8880
15 businesses file here · **8 own property** ($5.85M). Via *326 Cook Ave Rental LLC* (active 2026) +11 more of theirs.

12 owned by Nisan Bayer's companies

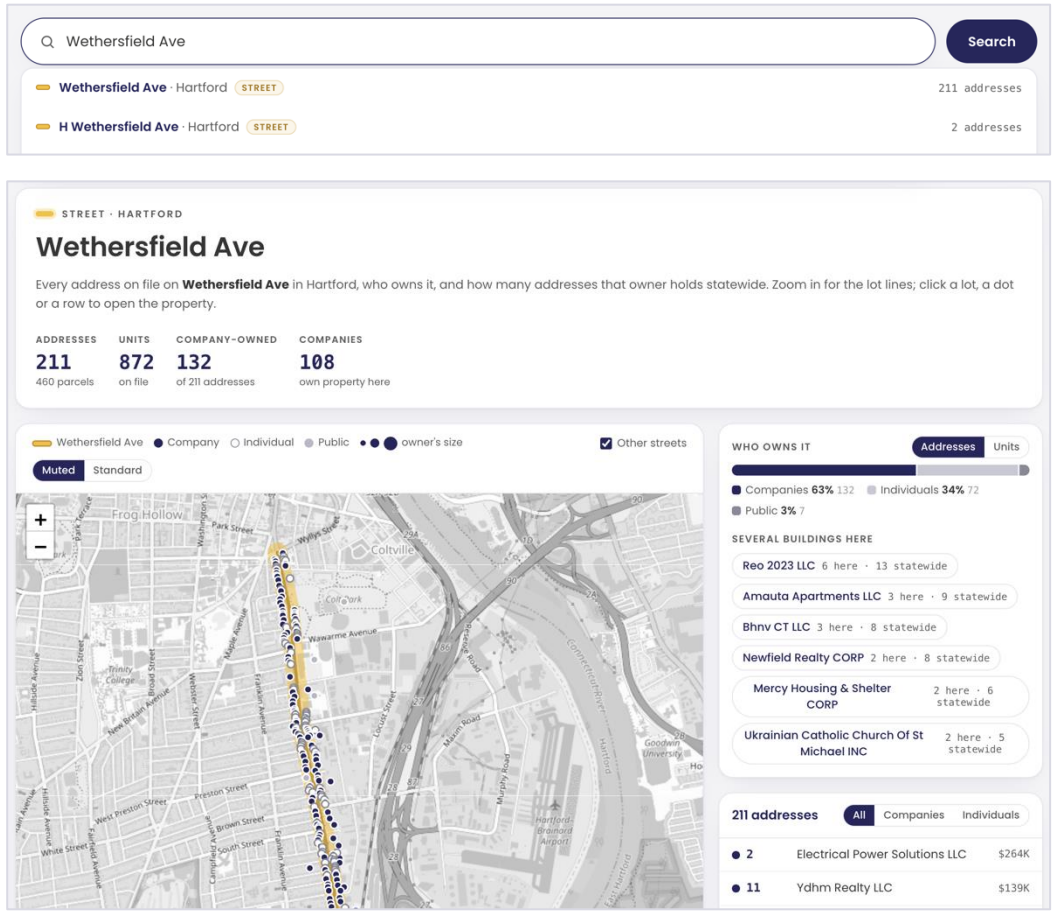
32 shared address or agent

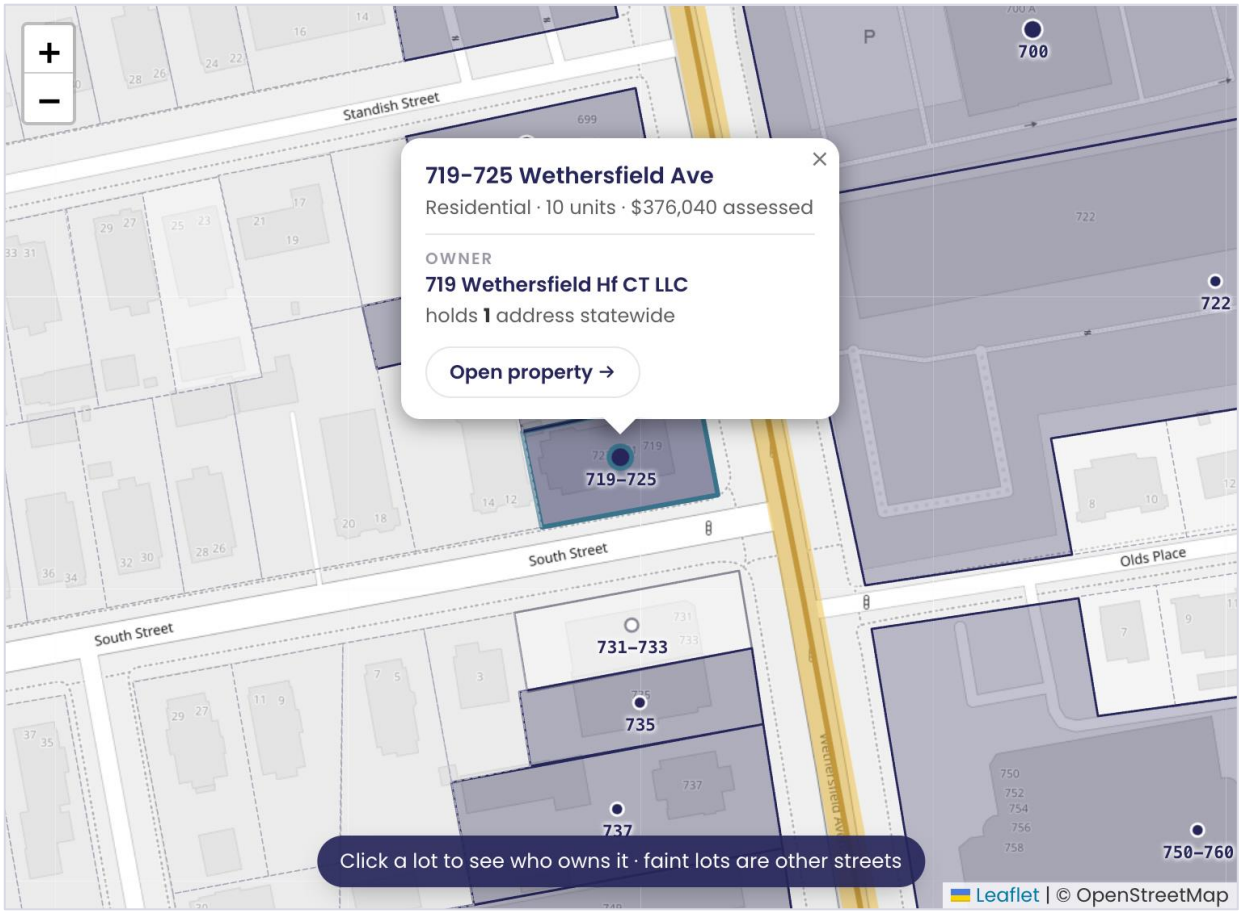
See their properties on a map



Map tab on Nisan Bayer's page: the 12 properties held through their companies, 6 in Hartford and 6 in Waterbury

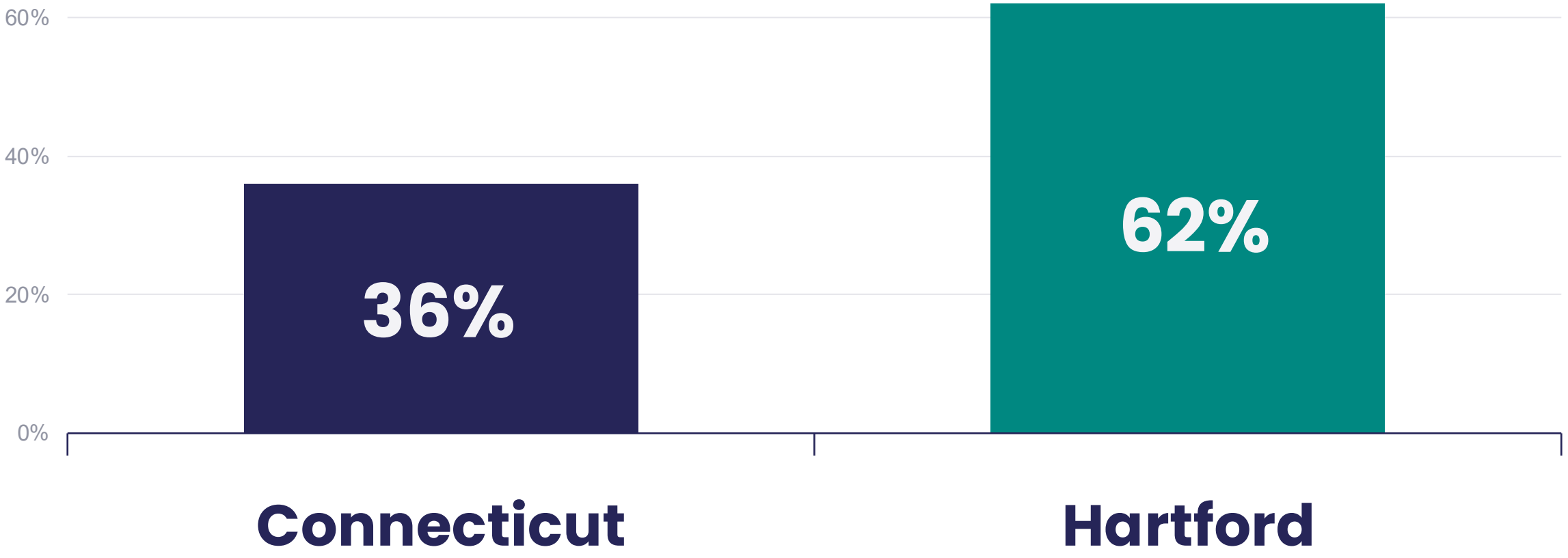
Search a street



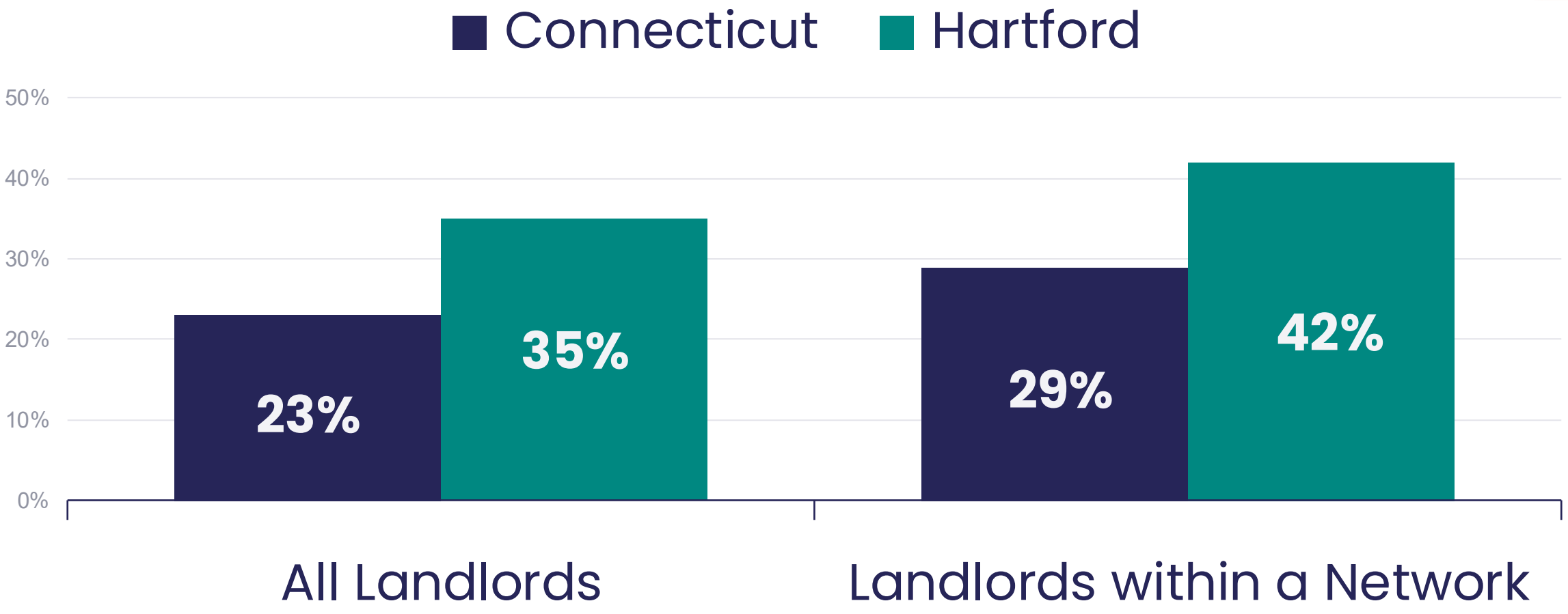



Analysis

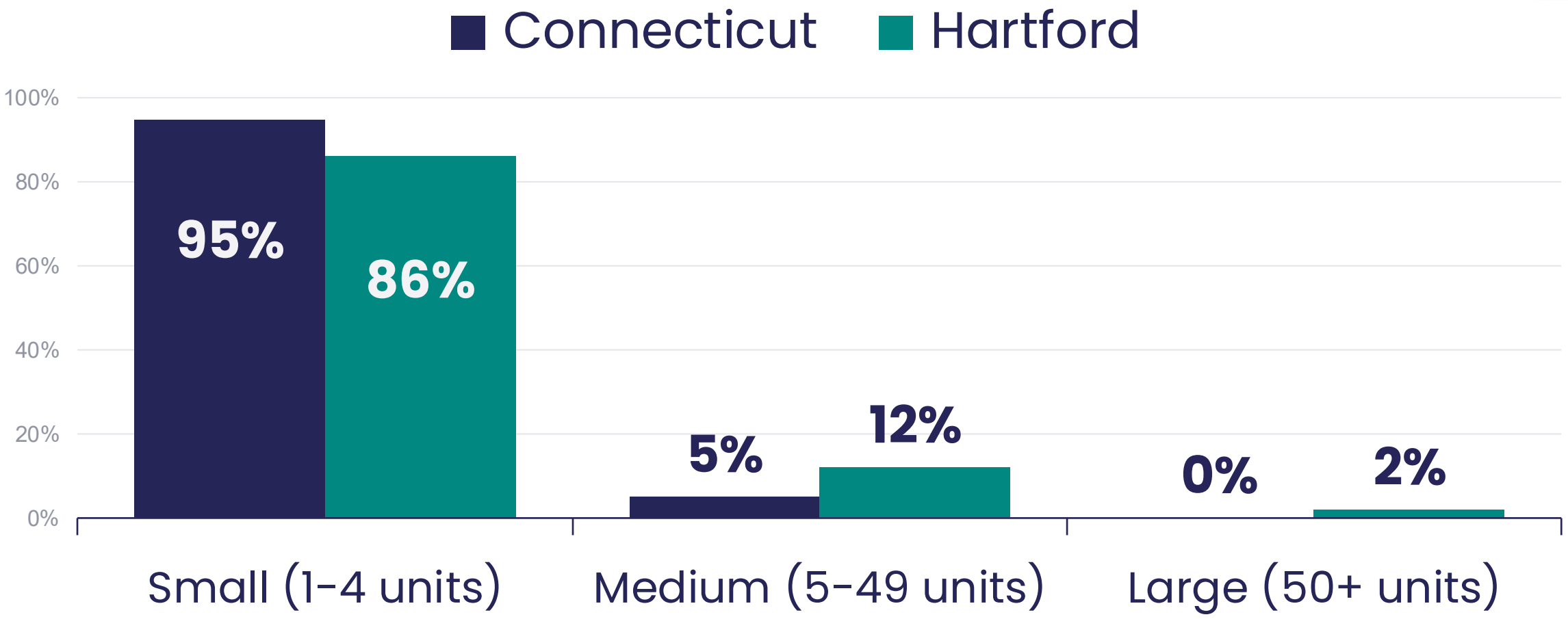
Likely Rental Units Owned by a Network



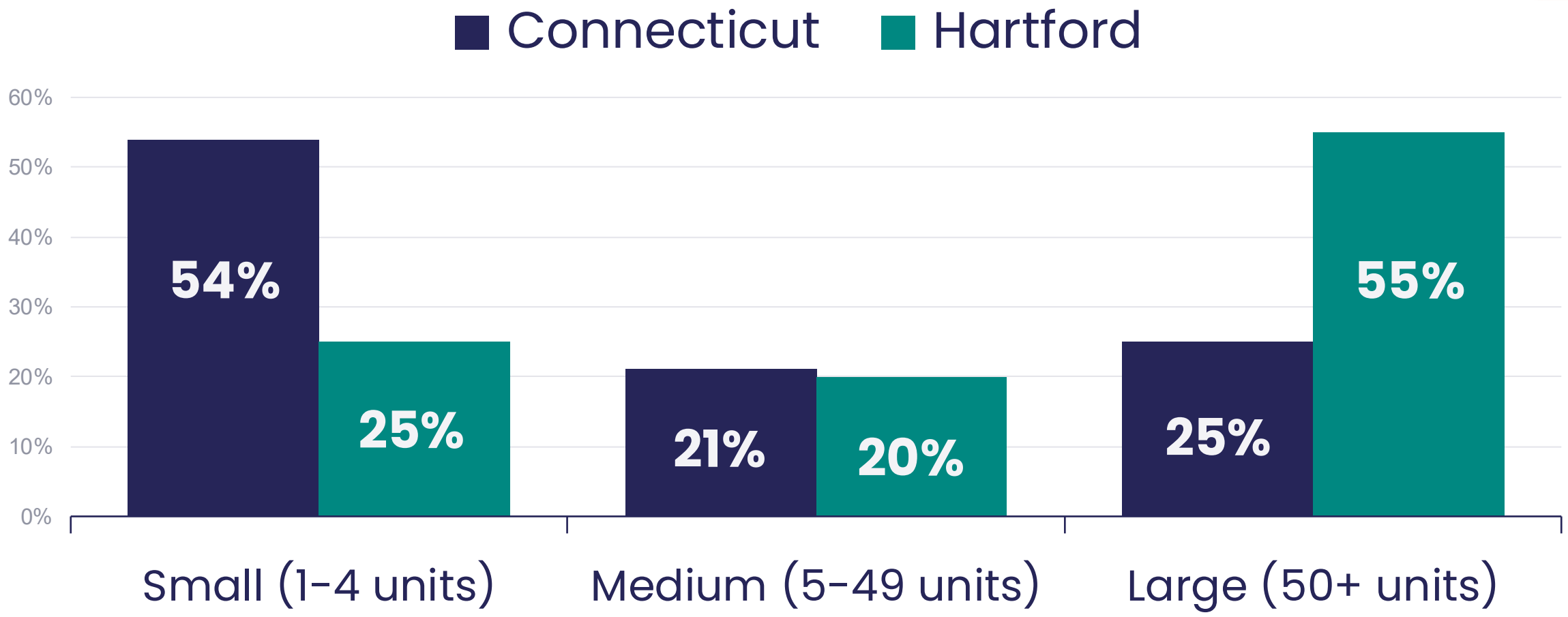
Likely Rental Units Owned by Out-of-State Landlords



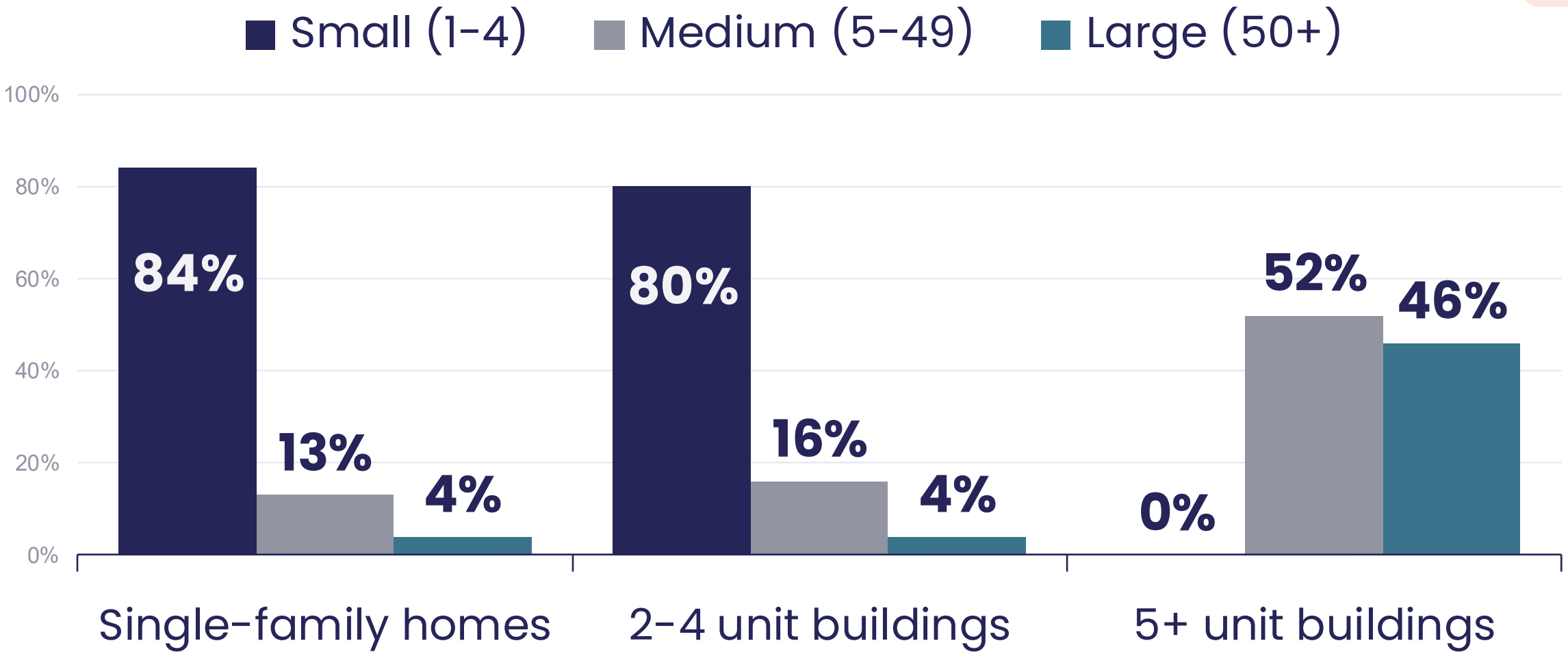
Landlords by Number of Units



Likely Rental Units by Landlord Size



Connecticut: Building Types Owned by Size of Landlord



Questions & Discussion

Thank you for attending:

Housing Data in Action: Tools for Advocacy and Preservation

Please Fill out our Session Survey



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